

This short form base shelf prospectus has been filed under legislation in each of the provinces of Canada that permits certain information about these securities to be determined after this prospectus has become final and that permits the omission from this prospectus of that information. The legislation requires the delivery to purchasers of a prospectus supplement containing the omitted information within a specified period of time after agreeing to purchase any of these securities.

No securities regulatory authority has expressed an opinion about these securities and it is an offence to claim otherwise. This short form base shelf prospectus constitutes a public offering of these securities only in those jurisdictions where they may be lawfully offered for sale and therein only by persons permitted to sell such securities. These securities have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “1933 Act”), or any state securities laws and, subject to certain exceptions, may not be offered or sold to, or for the account or benefit of, persons in the “United States” or “U.S. persons” (as such terms are defined in Regulation S under the 1933 Act). See “Plan of Distribution”. This short form prospectus does not constitute an offer to sell or a solicitation of an offer to buy any of these securities to, or for the account or benefit of, persons in the United States or U.S. persons.

Information has been incorporated by reference in this short form base shelf prospectus from documents filed with securities commissions or similar authorities in Canada. Copies of the documents incorporated herein by reference may be obtained on request without charge from the Secretary of Crombie Real Estate Investment Trust at 610 East River Road, Suite 200, New Glasgow, Nova Scotia, B2H 3S2, telephone (902) 755-8100, and are also available electronically at www.sedar.com.

SHORT FORM BASE SHELF PROSPECTUS

New Issue

July 23, 2020



CROMBIE REAL ESTATE INVESTMENT TRUST

\$1,000,000,000

**Trust Units
Debt Securities
Warrants
Subscription Receipts
Units**

Crombie Real Estate Investment Trust (“**Crombie**” or the “**REIT**”) may from time to time offer (i) trust units of the REIT (“**Trust Units**”); (ii) debt securities (“**Debt Securities**”), which may include Debt Securities convertible into or exchangeable for Trust Units and/or other securities of the REIT; (iii) Trust Unit purchase warrants (“**Warrants**”); (iv) subscription receipts exchangeable for Trust Units, Debt Securities or Warrants (“**Subscription Receipts**”); and/or (v) securities comprised of more than one of Trust Units, Debt Securities, Warrants and/or Subscription Receipts offered together as a unit (each, a “**Unit**”), or any combination thereof, for an aggregate offering price of up to \$1 billion (or its equivalent, at the date of issue, in any other currency or currencies) during the 25-month period that this short form base shelf prospectus (this “**Prospectus**”), including any amendments hereto, remains valid. The Trust Units, Debt Securities, Warrants, Subscription Receipts and Units are referred to in this Prospectus as the “**Securities**”.

The specific terms of any offering of Securities will be set forth in a shelf prospectus supplement (a “**Prospectus Supplement**”) and may include, where applicable: (i) in the case of Trust Units, the number of Trust Units offered, the offering price or the manner of determination thereof (if offered on a fixed price basis), whether the Trust Units are being offered for cash or other consideration, and any other terms and any other specific terms; (ii) in the case of Debt Securities, the specific designation, aggregate principal amount, currency or currency unit for Debt Securities, maturity, interest rate provisions, authorized denominations, covenants, events of default, any terms for redemption, any exchange or conversion provisions, the initial offering price or the manner of determination

thereof (if offered on a non-fixed price basis), any terms for subordination of the Debt Securities to other indebtedness, whether the Debt Securities will be secured by any assets or guaranteed by any other person and any other specific terms; (iii) in the case of Warrants, the number of Warrants being offered, the offering price, the exercise price, the form and any other specific terms; (iv) in the case of Subscription Receipts, the number of Subscription Receipts being offered, the offering price, the procedures for the exchange of the Subscription Receipts for Trust Units, Debt Securities or Warrants and any other specific terms; and (v) in the case of Units, the number of Units being offered, the offering price, the terms of the Trust Units, Debt Securities, Subscription Receipts and/or Warrants underlying the Units, and any other specific terms. A Prospectus Supplement may include specific variable terms pertaining to the Securities that are not within the alternatives and parameters described in this Prospectus. An investor should read this Prospectus and any applicable Prospectus Supplement before investing in any Securities.

All shelf information permitted under applicable securities legislation to be omitted from this Prospectus will be contained in one or more Prospectus Supplements that will be delivered to purchasers together with this Prospectus. Each Prospectus Supplement will be incorporated by reference into this Prospectus for the purposes of securities legislation as of the date of the Prospectus Supplement and only for the purposes of the distribution of the Securities to which the Prospectus Supplement pertains.

This Prospectus does not qualify for issuance Debt Securities, or Securities convertible or exchangeable into Debt Securities, in respect of which the payment of principal and/or interest may be determined, in whole or in part, by reference to one or more underlying interests including, for example, an equity or debt security, a statistical measure of economic or financial performance including, but not limited to, any currency, consumer price or mortgage index, or the price or value of one or more commodities, indices or other items, or any other item or formula, or any combination or basket of the foregoing items, other than as required to provide for an interest rate that is adjusted for inflation. For greater certainty, this Prospectus may qualify for issuance Debt Securities, or Securities convertible or exchangeable into Debt Securities, in respect of which the payment of principal and/or interest may be determined, in whole or in part, by reference to published rates of a central banking authority or one or more financial institutions, such as a prime rate or bankers' acceptance rate, or to recognized market benchmark interest rates such as CDOR (the Canadian Dollar Offered Rate) or LIBOR (the London Interbank Offered Rate), and/or that are convertible into or exchangeable for Trust Units.

The REIT is an unincorporated open-ended real estate investment trust governed by the laws of the Province of Ontario. **The REIT is not a trust company and is not registered under applicable legislation governing trust companies as it does not carry on or intend to carry on the business of a trust company. The Securities are not “deposits” within the meaning of the *Canada Deposit Insurance Corporation Act* and are not insured under the provisions of that Act or any other legislation.**

The outstanding Trust Units of the REIT are listed on the Toronto Stock Exchange (the “TSX”) under the symbol “CRR.UN”. On July 22, 2020, the last trading day prior to the date of this Prospectus, the closing price per Trust Unit on the TSX was \$13.07. **Unless otherwise specified in the applicable Prospectus Supplement, the Debt Securities, Warrants, Subscription Receipts or Units may not be listed on any securities exchange and there may not be a market through which these Securities may be sold and purchasers may not be able to resell the Debt Securities, Warrants, Subscription Receipts or Units purchased under this Prospectus. This may affect the pricing of these Securities in the secondary market, the transparency and availability of trading prices, the liquidity of these Securities, and the extent of issuer regulation. See the risk factors in the Prospectus Supplement relating to the particular Debt Securities, Warrants, Subscription Receipts or Units.**

The REIT may offer and sell Securities to or through underwriters or dealers purchasing as principals, and may also sell Securities directly to one or more purchasers or through dealers acting as agents. The Prospectus Supplement relating to a particular offering of Securities will identify each underwriter, dealer or agent, as the case may be, engaged in connection with the offering and sale of Securities, and will set forth the terms of the offering of such Securities, including the method of distribution of such Securities, the proceeds to the REIT and any fees, discounts or other compensation payable to underwriters, dealers or agents and any other material terms of the plan of distribution. See “Plan of Distribution”.

The Securities may be sold from time to time in one or more transactions at fixed prices or non-fixed prices, such as market prices prevailing at the time of sale (including, without limitation, sales deemed to be “at-the-market

distributions” as defined in National Instrument 44-102 - Shelf Distributions (“**NI 44-102**”), including sales made directly on the TSX or other existing trading markets for the Securities), prices related to such prevailing market prices or prices to be negotiated with purchasers, which prices may vary as between purchasers and during the period of distribution of the Securities. In the event that, prior to August 31, 2020, the REIT determines to pursue an “at-the-market distribution” (as defined under applicable Canadian securities legislation) offering in Canada, the REIT will apply for the applicable exemptive relief from Canadian securities regulatory authorities.

Unless otherwise specified in the relevant Prospectus Supplement, in connection with any offering of Securities other than an “at-the-market distribution” (as defined under applicable Canadian securities legislation), the underwriters, dealers or agents may effect transactions that stabilize or maintain the market price of the Securities at levels other than those which otherwise might prevail on the open market. Such transactions, if commenced, may be discontinued at any time. See “Plan of Distribution”.

No underwriter or dealer involved in an “at-the-market distribution” (as defined under applicable Canadian securities legislation) under this Prospectus, no affiliate of such an underwriter or dealer and no person or company acting jointly or in concert with such underwriter or dealer will over-allot Securities in connection with such distribution or effect any other transactions that are intended to stabilize or maintain the market price of the Securities.

There are certain risks inherent in an investment in the Securities. Prospective investors should carefully consider these risk factors before purchasing Securities. Although the REIT intends to make distributions of a portion of its available cash to holders of the Trust Units (the “Unitholders”), these cash distributions are not assured. A return on an investment in the REIT is not comparable to the return on an investment in a fixed-income security. The ability of the REIT to make cash distributions and the actual amount distributed will be dependent upon, among other things, the financial performance of the REIT, its debt covenants and obligations, its working capital requirements and its future capital requirements. The market value of the Securities may decline if the REIT is unable to maintain current levels of cash distributions in the future, and that deterioration may be material. An investment in the Securities is subject to a number of risks and investment considerations that should be considered by a prospective purchaser. A prospective purchaser should therefore review this document and the documents incorporated reference in their entirety and carefully consider the risk factors described under “Risk Factors” herein before purchasing any Securities.

The Canadian income tax consequences to Unitholders who are resident in Canada for purposes of the *Income Tax Act* (Canada), as amended (the “**Tax Act**”) will depend, in part, on the composition for tax purposes of distributions paid by the REIT. Distributions can be made up of both a “return on” and a “return of” capital. That composition may change over time, thus affecting a Unitholder’s after-tax return. Subject to the application of the SIFT Legislation (as defined herein) discussed under the heading “Certain Canadian Federal Income Tax Considerations”, returns on capital are generally taxed as ordinary income or capital gains in the hands of a Unitholder while returns of capital are generally tax-deferred (and reduce the Unitholder’s cost base in the Trust Unit for tax purposes). Distributions of income and returns of capital to a Unitholder who is not resident in Canada for purposes of the Tax Act, or is a partnership that is not a “Canadian partnership” for purposes of the Tax Act may be subject to Canadian withholding tax. Prospective Unitholders should consult their own tax advisors with respect to the Canadian income tax considerations applicable in their circumstances.

The principal, registered and head office of the REIT is located at 610 East River Road, Suite 200, New Glasgow, Nova Scotia, B2H 3S2.

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MEANING OF CERTAIN REFERENCES

In this Prospectus, references to the “REIT” include its subsidiaries where the context requires. References to dollars or “\$” are to Canadian currency.

MARKETING MATERIALS

Any “template version” of “marketing materials” (each as defined in National Instrument 41-101 – General Prospectus Requirements) filed after the date of this Prospectus and before the termination of the offering (including any amendments to, or an amended version of, the Marketing Materials) shall be deemed to be incorporated into this Prospectus.

NON-IFRS FINANCIAL MEASURES

The REIT issues guidance on and reports on certain measures that do not have a standardized meaning under International Financial Reporting Standards (“IFRS”) as prescribed by the International Accounting Standards Board, including “property net operating income (“NOI””, “same-asset property cash NOI”, “operating income attributable to Unitholders”, “funds from operations (“FFO””, “adjusted funds from operations (“AFFO””, “adjusted cash flow from operations (“ACFO””, “debt to gross book value”, “earnings before interest, taxes, depreciation and amortization (“EBITDA””, “interest service coverage”, “debt service coverage”, “debt to EBITDA”, “unencumbered assets”, “estimated yield on cost” and “net asset value (“NAV””, that it uses to evaluate its performance. Management includes these measures because it believes they represent key performance indicators to management and because it believes certain investors use these measures as a means of assessing relative financial performance. Because non-IFRS measures do not have a standardized meaning and may differ from those used by other issuers, and accordingly may not be comparable to similar measures used by other issuers, securities regulations require that non-IFRS measures be clearly defined and qualified, reconciled with their nearest IFRS measure and given no more prominence than the closest IFRS measure. Such information is presented in the sections dealing with these financial measures herein and in the documents incorporated by reference herein.

NOTE REGARDING FORWARD-LOOKING STATEMENTS

This Prospectus includes or incorporates by reference certain statements that are “forward-looking information” within the meaning of applicable securities legislation. All statements, other than statements of historical fact, in this Prospectus that address activities, events, developments or financial performance that we or a third party expect or anticipate will or may occur in the future, including future growth, results of operations, distributions, performance and business prospects and opportunities, and the assumptions underlying any of the foregoing, are forward-looking statements and constitute forward-looking information. Forward-looking information is based upon a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond our control that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking

information. These risks and uncertainties include, but are not limited to: general and local economic and business conditions; the financial condition of tenants; our ability to refinance maturing debt; leasing risks, including those associated with the ability to lease vacant space; our ability to source and complete accretive acquisitions; ability to complete accretive developments; interest and currency rate fluctuations; and those that are described under the heading “Risk Factors” in this Prospectus, under the heading “Risk Factors” in our annual information form for the year ended December 31, 2019 and under the section “Risk Management” in our management discussion and analysis for the year ended December 31, 2019 and for the three months ended March 31, 2020.

Although the forward-looking statements contained in this Prospectus are based upon what we believe are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. Our material assumptions made in preparing the forward-looking information contained in this Prospectus include the assumptions that: the Canadian economy recovering and stabilizing from the impact of COVID-19; interest rates will remain stable; conditions in the real estate market, including competition for acquisitions, will be consistent with the current climate; and capital markets will continue to provide us with ready access to equity and/or debt.

When relying on forward-looking statements to make decisions, the REIT cautions readers not to place undue reliance on these statements, as a number of important factors could cause actual results to differ materially from any estimates or intentions expressed in such forward-looking statements. The REIT does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the REIT, except as required by Canadian securities laws.

DOCUMENTS INCORPORATED BY REFERENCE

Information has been incorporated by reference in this Prospectus from documents filed with the securities commissions or similar authorities in Canada. Copies of the documents incorporated herein by reference may be obtained on request without charge from the Secretary of the REIT at 610 East River Road, Suite 200, New Glasgow, Nova Scotia, B2H 3S2 (Telephone (902) 755-8100), and are also available electronically at www.sedar.com.

The following documents, filed with the securities commissions or similar regulatory authorities in Canada, are specifically incorporated by reference in, and form an integral part of, this Prospectus:

- (i) the annual information form of the REIT for the year ended December 31, 2019 (the “**AIF**”);
- (ii) the audited consolidated financial statements of the REIT for the years ended December 31, 2019 and December 31, 2018, together with the notes thereto and the auditor’s report thereon;
- (iii) the unaudited interim consolidated financial statements of the REIT for the three months ended March 31, 2020 and March 31, 2019, together with the notes thereto;
- (iv) management’s discussion and analysis of the consolidated financial condition and results of operations of the REIT for the year ended December 31, 2019;
- (v) management’s discussion and analysis of the consolidated financial condition and results of operations of the REIT for the three months ended March 31, 2020;
- (vi) the management information circular of the REIT dated March 30, 2020 prepared in connection with the REIT’s annual meeting of Unitholders held on May 7, 2020; and
- (vii) the material change report of the REIT dated January 27, 2020.

Any documents of the type referred to above and any annual or interim financial statements, management’s discussions and analyses, business acquisition reports, material change reports (other than confidential material change reports), annual information forms or information circulars filed by the REIT with the

securities commissions or similar regulatory authorities in each of the provinces of Canada subsequent to the date of this Prospectus and during the term of this Prospectus shall be deemed to be incorporated by reference into this Prospectus. Any statement in this Prospectus contained in a document incorporated or deemed to be incorporated by reference herein shall be deemed to be modified or superseded for the purposes of this Prospectus to the extent that a statement contained herein or in any other subsequently filed document which also is, or is deemed to be, incorporated by reference herein modifies or supersedes such statement. The modifying or superseding statement need not state that it has modified or superseded a prior statement or include any other information set forth in the document or statement that it modifies or supersedes. The making of a modifying or superseding statement shall not be deemed an admission for any purposes that the modified or superseded statement, when made, constituted a misrepresentation, an untrue statement of a material fact or an omission to state a material fact that was required to be stated or that was necessary to make a statement not misleading in light of the circumstances in which it was made. Any statement so modified or superseded shall not be deemed, except as so modified or superseded, to constitute a part of this Prospectus.

Upon new audited annual financial statements being filed by the REIT with the applicable securities regulatory authorities during the term of this Prospectus, the previously filed audited annual financial statements and all unaudited interim financial statements, together with related management's discussion and analysis, relating to prior periods shall be deemed to no longer be incorporated into this Prospectus for the purposes of future offers and sales of securities under this Prospectus.

Upon a new annual information form being filed by the REIT with the applicable securities regulatory authorities during the term of this Prospectus, the previously filed annual information form, any material change reports filed prior to the end of the financial year in respect of which the new annual information form is filed, any information circular filed since the start of such financial year (unless otherwise required by applicable Canadian securities legislation to be incorporated by reference into this Prospectus), and any business acquisition report for acquisitions completed since the beginning of such financial year (unless such report is incorporated by reference into the current annual information form or less than nine months of the acquired business' or related businesses' operations are incorporated into the REIT's most recent audited annual financial statements), shall be deemed no longer to be incorporated by reference into this Prospectus for the purposes of future offers and sales of securities under this Prospectus. Upon a new information circular prepared in connection with an annual general meeting of the REIT being filed with the applicable securities regulatory authorities during the term of this Prospectus, the previous information circular prepared in connection with an annual general meeting of the REIT shall be deemed no longer to be incorporated by reference into this Prospectus for purposes of future offers and sales of Securities under this Prospectus.

Upon interim financial statements and related management's discussion and analysis being filed by the REIT with the applicable securities regulatory authorities during the term of this Prospectus, all previously filed interim financial statements and related management's discussion and analysis shall be deemed no longer to be incorporated by reference into this Prospectus for the purposes of future offers and sales of securities under this Prospectus.

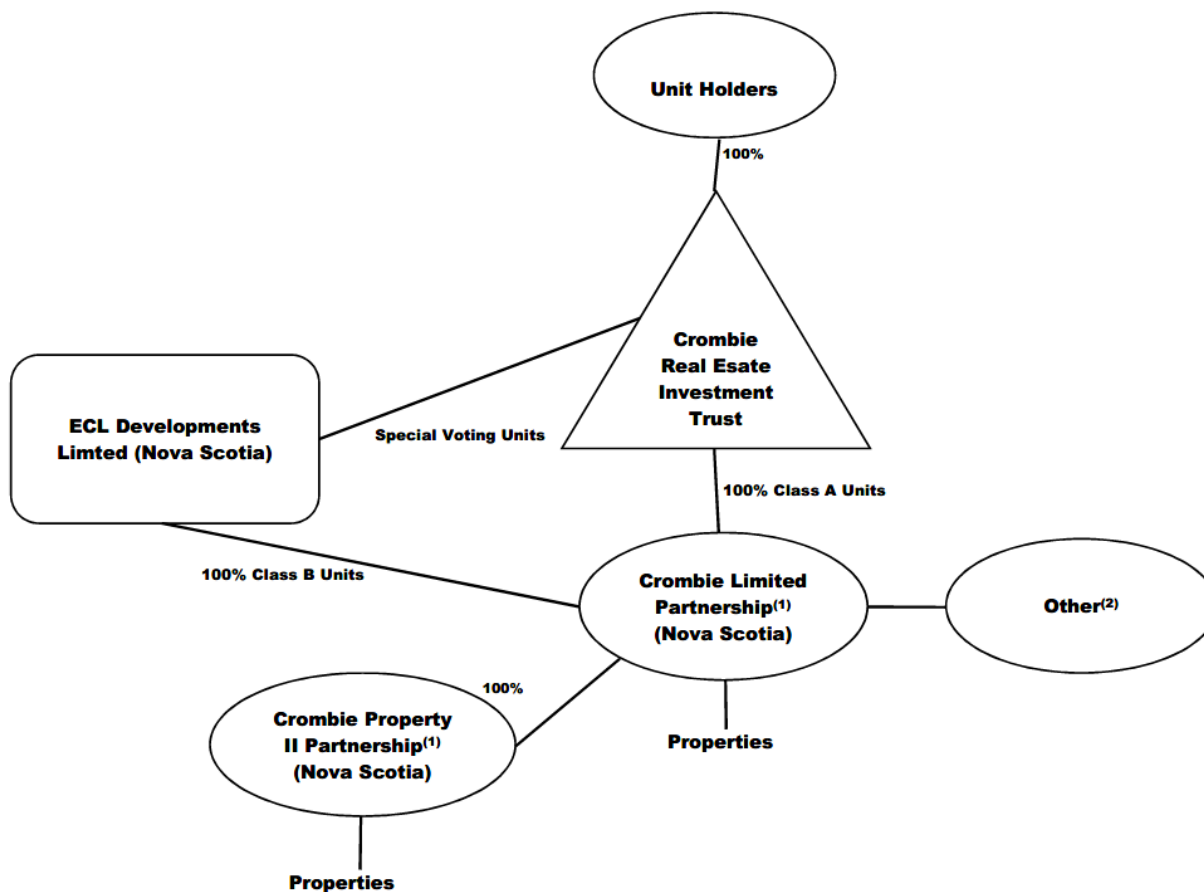
A Prospectus Supplement containing the specific terms of an offering of Securities and other information relating to the Securities will be delivered to purchasers of such Securities together with this Prospectus and will be deemed to be incorporated by reference into this Prospectus as of the date of such Prospectus Supplement, but only for the purpose of the distribution of the Securities to which the Prospectus Supplement pertains.

THE REIT

The REIT is an unincorporated open-ended real estate investment trust established pursuant to a declaration of trust dated as of January 1, 2006, as amended and restated from time to time (the "**Declaration of Trust**"), under, and governed by, the laws of the Province of Ontario.

The REIT was formed to invest primarily in income-producing retail, residential, office and mixed-use properties located in Canada. Crombie is one of the country's leading national retail property landlords with a strategy to own, operate and develop a portfolio of high quality grocery store and pharmacy anchored shopping centres, freestanding stores and mixed use developments primarily in Canada's top urban and suburban markets.

The following chart shows the names of the principal subsidiaries of the REIT, their respective jurisdictions of incorporation, and the percentages of voting securities owned by the REIT as of December 31, 2019.



⁽¹⁾ **Nominee Corporations (100% interest):**
 Crombie Property Holdings Limited (Canada)
 Penhorn Plaza Holdings Limited (Nova Scotia)
 Marché St-Augustin Properties Inc. (Canada)
 Marché St-Charles-de-Drummond Properties Inc. (Canada)
 Crombie Southdale Holdings Limited (Nova Scotia)
 Crombie Bedford South Limited (Nova Scotia)
 4427131 Canada Inc.
 Crombie 4250 Albert Street Regina Inc. (Nova Scotia)
 4541511 Canada Inc.
 Snowcat Property Holdings Limited (Nova Scotia)
 Crombie Peakview Way Holdings Limited (Nova Scotia)
 Snowcat Mission Developments Inc. (Nova Scotia)
 Snowcat Beltline Developments Inc. (Nova Scotia)
 Snowcat Kensington Developments Inc. (Nova Scotia)
 Bronte Property Holdings Limited (Nova Scotia)
 Crombie Burnaby Property Holdings Limited (Nova Scotia)
 Crombie Penhorn Mall (2011) Limited (Nova Scotia)
 Crombie Yonge Street Holdings Limited (Nova Scotia)
 Crombie Danforth Property Holdings Limited (Nova Scotia)
 Durham Leaseholds Limited (Canada)
 Crombie Royal Oak Property Holdings Limited (Nova Scotia)
 Jacklin Property Limited (Nova Scotia)
 Crombie McCowan Road Holdings Limited (Nova Scotia)
 Crombie Developments Limited (Canada)
 1600 Davie Commercial Holdings Inc. (British Columbia)
 2683348 Ontario Inc.

Nominee Corporations (less than 100% interest):
 140 CPN Holdings Ltd. (Ontario – 50% interest) holds subject to a joint venture agreement
 Crombie Northam Properties Limited (Nova Scotia – 50% interest)
 Crombie OSR Property Holdings (I) Limited (Nova Scotia – 11% interest)
 Crombie OSR Property Holdings (II) Limited (Nova Scotia – 11% interest)
 Broadview Property Holdings Limited (Nova Scotia – 50% interest)
 Crombie FC Properties Limited (Canada – 50% interest)

1600 Davie Residential Holdings Inc. (British Columbia - 50% interest)
2526042 Ontario Inc. (50% interest)

- (2) Duke Street Limited Partnership (Quebec - 50% interest)
Bronte Village Limited Partnership (Ontario - 50% interest)
Crombie Davie Street Limited Partnership (Manitoba - 100% interest, holds a 50% interest in 1600 Davie Limited Partnership)
1600 Davie Limited Partnership (50% interest)
Crombie General Partner Limited (Nova Scotia)
Crombie Properties Holdings II Limited (Nova Scotia)
Crombie Management Limited (Nova Scotia)

RECENT DEVELOPMENTS

Near the end of the March 31, 2020 quarter end, the outbreak of the novel strain of coronavirus, COVID-19, was declared a world-wide pandemic. States of emergency were declared across Canada with varying degrees of mandatory business closures and operating restrictions, resulting in a complete economic slowdown. The duration and impact of the resulting emergency measures taken to prevent the spread of the virus and its impact on the REIT's financial results into the future are not known. Approximately 75% of Crombie's annual minimum rent is generated from grocery and pharmacy-anchored properties and Crombie expects its Q2 collection of contractual rents to be inline with the 87% of rent collected for the month of April as previously disclosed. Crombie continues to work with a number of its tenants to implement rent deferrals and rent forgiveness under the Crombie Values Small Business or Canada Emergency Commercial Rent Assistance (CECRA) programs. The Crombie Values Small Business program allows small businesses who qualify for the program to defer two months of gross rent. The CECRA program requires landlords to forgive 25% of a qualifying tenant's gross rent for up to four months.

The REIT has convened a Pandemic Planning Team, comprised of cross-functional leadership across the organization, which has been actively monitoring the COVID-19 pandemic as it progresses. This team has developed a four-phase reopening plan with the first phase focused on reopening the REIT's properties and the second phase focused on reopening the REIT's offices on a selective basis with the necessary precautions in place for both phases to protect onsite staff, tenants, customers and office employees.

On April 30, 2020, Crombie closed on a 3.878% mortgage loan in the principal amount of \$118 million for a retail-related industrial property, maturing on June 1, 2036. Installments of principal and interest are to be paid on the first day of each month during the term. Upon receipt of proceeds, Crombie repaid \$45 million on the Non-Revolving Short-Term Credit Facility, maturing March 31, 2021. The balance of the mortgage was used to reduce short-term indebtedness under the Revolving Credit Facility and the Bilateral Credit Facility. See "Consolidated Capitalization".

CONSOLIDATED CAPITALIZATION

There have not been any material changes in the consolidated capitalization or indebtedness of the REIT since March 31, 2020, the date of the REIT's most recently filed financial statements, other than (i) as described below, (ii) as described under "Recent Developments" and "Prior Sales", or (iii) as described in the documents incorporated herein by reference. The REIT continues to use its credit facilities and obtain mortgage financing in the ordinary course of its business.

The following table sets forth the pro forma capitalization of the REIT, as at March 31, 2020, as adjusted to give effect to transactions that have closed since March 31, 2020:

	<u>As at March 31, 2020 before giving effect to transactions since March 31, 2020</u>	<u>As at March 31, 2020 after giving effect to transactions since March 31, 2020</u>
	(unaudited) (expressed in 000's)	(unaudited) (expressed in 000's)
Indebtedness⁽¹⁾		
Mortgages ⁽²⁾	\$1,143,537	\$1,261,537
Senior Unsecured Notes	\$925,517	\$925,517
Revolving Credit Facility ⁽³⁾	\$117,000	\$47,000
Bilateral Credit Facility ⁽³⁾	\$40,000	\$37,000
Non-Revolving Short-Term Credit Facility ⁽³⁾	\$120,000	\$75,000
Joint Operation I Credit Facility	\$7,030	\$7,030
Joint Operation II Credit Facility	\$2,081	\$2,081
Lease Liabilities	\$29,276	\$29,276
Deferred Financing Charges	\$9,121	\$9,121
Total Indebtedness	\$2,375,320	\$2,375,320
Net Assets Attributable to Unitholders Represented By:		
Crombie REIT Unitholders ⁽⁴⁾	\$915,609	\$915,609
Special Voting Units and Class B LP Unitholders ⁽⁴⁾	\$620,788	\$620,788
TOTAL CAPITALIZATION	\$3,911,717	\$3,911,717

Notes:

(1) Capitalization Table excludes indebtedness held within the REIT's equity accounted joint ventures.

(2) On April 30, 2020, Crombie closed on a 3.878% mortgage loan in the principal amount of \$118 million for a retail-related industrial property, maturing on June 1, 2036. Installments of principal and interest are to be paid on the first day of each month during the term.

(3) Using the \$118 million in proceeds from the mortgage financing noted above, Crombie repaid \$45 million on the Non-Revolving Short-Term Credit Facility, maturing March 31, 2021. The balance of the mortgage proceeds were used to reduce short-term indebtedness under the Revolving Credit Facility and the Bilateral Credit Facility.

(4) For financial statement purposes, the Units and Class B LP Units are classified as liabilities under IFRS.

EARNINGS COVERAGE RATIOS

Earnings coverage ratios will be provided as required in the Prospectus Supplement with respect to the issuance of Debt Securities pursuant to this Prospectus.

USE OF PROCEEDS

Specific information about our use of the net proceeds from an offering of Securities will be set forth in the Prospectus Supplement for that offering.

DESCRIPTION OF TRUST UNITS AND DECLARATION OF TRUST

The following is a summary of the material attributes and characteristics of the Trust Units. A more detailed summary of the attributes of the Trust Units can be found in the REIT's AIF under the heading "Description of Capital Structure and Declaration of Trust".

General

The Trust Units are not “deposits” within the meaning of the *Canada Deposit Insurance Corporation Act* and are not insured under the provisions of such Act or any other legislation. A holder of a Trust Unit of Crombie does not hold a share of a body corporate. The rights of Unitholders are based primarily on the Declaration of Trust. There is no statute governing the affairs of Crombie equivalent to the *Business Corporations Act* (Ontario) or the *Canada Business Corporations Act* which sets out the rights and entitlements of shareholders of corporations in various circumstances. A number of these rights, for example, the right to bring “oppression” or “derivative” actions, have been added to the Declaration of Trust, however, these rights are not statutory in nature and the interpretation of these rights by courts may not be the same as those available under the applicable statutes. Furthermore, the REIT is not a trust company and accordingly, is not registered under any trust and loan company legislation as it does not carry on or intend to carry on the business of a trust company.

The REIT is authorized to issue an unlimited number of Trust Units and an unlimited number of Special Voting Units (as defined herein). Issued and outstanding Trust Units and Special Voting Units may be subdivided or consolidated from time to time by the trustees without the approval of the Unitholders.

Trust Units

Trust Units do not have preference or priority over one another. No Unitholder has or is deemed to have any right of ownership of any of the assets of the REIT. Each Trust Unit represents a Unitholder’s proportionate undivided beneficial ownership interest in the REIT and confers the right to one vote at any meeting of Unitholders and to participate *pro rata* in any distributions by the REIT, whether of net income, net realized capital gains or other amounts and, in the event of termination of the REIT, in the net assets of the REIT remaining after satisfaction of all liabilities. Trust Units are fully paid and non-assessable when issued (unless issued on an instalment receipt basis) and are transferable.

Special Voting Units

Special voting units of the REIT (the “**Special Voting Units**”) have no economic entitlement in the REIT but entitle the holder to one vote per Special Voting Unit at any meeting of the Unitholders of the REIT. Special Voting Units may only be issued in connection with or in relation to Class B limited partnership units (“**Class B LP Units**”) and Class C limited partnership units (“**Class C LP Units**”) of Crombie Limited Partnership (“**Crombie LP**”) for the purpose of providing voting rights with respect to the REIT to the holders of such securities. Special Voting Units are issued in conjunction with the Class B LP Units and Class C LP Units to which they relate, and are evidenced only by the certificates representing such Class B LP Units and Class C LP Units. Special Voting Units are not transferable separately from the Class B LP Units or Class C LP Units to which they are attached and are automatically transferred upon the transfer of such Class B LP Unit or Class C LP Unit. Each Special Voting Unit entitles the holder thereof to that number of votes at any meeting of Unitholders that is equal to the number of Trust Units that may be obtained upon the exchange of the Class B LP Unit or Class C LP Unit to which such Special Voting Unit is attached. Upon the exchange or surrender of a Class B LP Unit or Class C LP Unit for a Trust Unit, the Special Voting Unit attached to such Class B LP Unit or Class C LP Unit will automatically be redeemed and cancelled for no consideration without any further action of the trustees, and the former holder of such Special Voting Unit will cease to have any rights with respect thereto.

Redemption Right

Each Unitholder is entitled to require the REIT to redeem at any time or from time to time at the demand of the Unitholder all or any part of the Trust Units registered in the name of the Unitholder at the prices determined and payable in accordance with the conditions and limitations provided in the Declaration of Trust.

Purchases of Trust Units by the REIT

The REIT may from time to time purchase Trust Units in accordance with applicable securities legislation and the rules prescribed under applicable stock exchange and regulatory policies. Any such purchase will constitute an “issuer bid” under Canadian provincial securities legislation and must be conducted in accordance with the applicable requirements thereof.

Take-Over Bids

The Declaration of Trust contains provisions to the effect that if a take-over bid or issuer bid is made for Trust Units within the meaning of the *Securities Act* (Ontario) and not less than 90% of the Trust Units (other than Trust Units held at the date of the take-over bid by or on behalf of the offeror or associates or affiliates of the offeror) are taken up and paid for by the offeror, the offeror is entitled to acquire the Trust Units held by Unitholders who do not accept the offer either, at the election of each Unitholder, on the terms offered by the offeror or at the fair value of such Unitholder's Trust Units determined in accordance with the procedures set out in the Declaration of Trust.

Issuance of Trust Units

Subject to the rights of ECL Developments Limited ("ECL") set out in the Exchange Agreement (as defined below), the REIT may issue new Trust Units from time to time, in such manner, for such consideration and to such person or persons as the trustees shall determine. Unitholders do not have any pre-emptive rights whereby additional Trust Units proposed to be issued would be first offered to existing Unitholders, except that for so long as ECL continues to hold directly or indirectly at least 10% of the Special Voting Units, ECL will have the pre-emptive right to purchase additional Trust Units issued by the REIT to maintain its pro rata voting interest in the REIT. If the trustees determine that the REIT does not have cash in an amount sufficient to make payment of the full amount of any distribution, the payment may include the issuance of additional Trust Units or notes having a value equal to the difference between the amount of such distribution and the amount of cash which has been determined by the trustees to be available for the payment of such distribution.

Immediately after any pro rata distribution of Trust Units to all Unitholders in satisfaction of any non-cash distribution, the number of outstanding Trust Units will be consolidated so that each Unitholder will hold, after the consolidation, the same number of Trust Units as the Unitholder held before the non-cash distribution. In this case, each certificate representing a number of Trust Units prior to the non-cash distribution is deemed to represent the same number of Trust Units after the non-cash distribution and the consolidation. Where amounts distributed represent income, non-resident holders will be subject to withholding tax and the consolidation will not result in such non-resident Unitholders holding the same number of Trust Units.

Such non-resident Unitholders will be required to surrender the certificates (if any) representing their original Trust Units in exchange for a certificate representing post-consolidation Trust Units.

The REIT may also issue new Trust Units as consideration for the acquisition of new properties or assets by it, at a price or for the consideration determined by the trustees, or pursuant to any incentive or option plan established by the REIT from time to time.

Book-Based System

Except as otherwise provided below, the Trust Units are represented in the form of one or more fully registered global unit certificates held by, or on behalf of, CDS, as depository of such global unit certificates for the participants of CDS, registered in the name of CDS or its nominee, and registration of ownership and transfers of the Trust Units are effected only through the book-based system administered by CDS. On closing of any offering of the Trust Units, CDS will credit interests in the global unit certificates representing the Trust Units to the accounts of its participants as directed by the underwriters, agents, dealer or the REIT, as the case may be.

Except as described below, no purchaser of a Trust Unit is entitled to a certificate or other instrument from the REIT evidencing that purchaser's ownership thereof, and no holder of a beneficial interest in a Trust Unit is shown on the records maintained by CDS except through book-entry accounts of a participant of CDS acting on behalf of the beneficial owners. CDS is responsible for establishing and maintaining book-entry accounts for its participants having interests in the global unit certificates. Sales of interests in the global unit certificates can only be completed through participants in the depository services of CDS.

Trust Units are issued in fully registered form to holders or their nominees, if any, who purchase Trust Units pursuant to a private placement of Trust Units made in reliance upon certain exemptions from the registration requirements of the 1933 Act and applicable U.S. state securities laws. If any such privately placed Trust Units represented by definitive certificates are subsequently traded into Canada in compliance with an exemption or exclusion from the registration requirements of the 1933 Act, the registrar and transfer agent may deliver a

certificate registered in the name of CDS or its nominee representing such Trust Units and, thereafter, registration of ownership and transfers of such Trust Units will be made through the book-based system administered by CDS.

Except in the case of purchasers purchasing Trust Units pursuant to certain exemptions from the registration requirements of the 1933 Act and applicable U.S. state securities laws, Trust Units will be issued in fully registered form to holders or their nominees, other than CDS or its nominee, only if: (i) the REIT is required to do so by applicable law; (ii) the depository system of CDS ceases to exist; (iii) the REIT determines that CDS is no longer willing or able or qualified to discharge properly its responsibility as depository and the REIT is unable to locate a qualified successor; or (iv) the REIT at its option elects to terminate the book-entry system in respect of the Trust Units through CDS.

Transfer and Exchange of Trust Units

Transfers of beneficial ownership of Trust Units represented by global unit certificates will be effected through records maintained by CDS or its nominees (with respect to interests of participants) and on the records of participants (with respect to interests of persons other than participants). Unless the REIT elects, in its sole discretion, to prepare and deliver definitive certificates representing the Trust Units, beneficial owners who are not participants in the book-entry system administered by CDS, but who desire to purchase, sell or otherwise transfer ownership of or other interest in global unit certificates, may do so only through participants in the book-entry system administered by CDS.

The ability of a beneficial owner of an interest in a Trust Unit represented by a global unit certificate to pledge the Trust Unit or otherwise take action with respect to such owner's interest in the Trust Unit represented by a global unit certificate (other than through a participant) may be limited due to the lack of a physical certificate.

Registered holders of definitive certificates representing Trust Units may transfer such Trust Units upon payment of taxes or other charges incidental thereto, if any, by executing and delivering a form of transfer together with the Trust Unit certificates to the registrar for the Trust Units at its principal office in the City of Toronto, Ontario or such other city or cities as may from time to time be designated by the REIT, whereupon new Trust Unit certificates will be issued in authorized denominations in the same aggregate principal amount as the Trust Unit certificates so transferred, registered in the name of the transferees. Any request to transfer or exchange Trust Units may not be honoured by the REIT and the transfer agent for the Trust Units if such transfer or exchange is in contravention of United States federal or state securities laws or would require the REIT to register as an investment company under the United States Investment Company Act of 1940, as amended.

Limitation on Non-Resident Ownership

In order for the REIT to maintain its status as a "mutual fund trust" under the Tax Act, the REIT must not be established or maintained primarily for the benefit of non-residents of Canada within the meaning of the Tax Act. Accordingly, at no time may non-residents of Canada (within the meaning of the Tax Act) be the beneficial owners of more than 49% of the Trust Units and the trustees has informed the transfer agent and registrar of this restriction. The trustees may require declarations as to the jurisdictions in which beneficial owners of Trust Units are resident. If the trustees become aware, as a result of requiring such declarations as to beneficial ownership or otherwise, that the beneficial owners of 49% of the Trust Units then outstanding are, or may be, non-residents of Canada or that such a situation is imminent, the trustees may make a public announcement thereof and will not accept a subscription for Trust Units from or issue Trust Units to a person unless the person provides a declaration that the person is not a non-resident. If, notwithstanding the foregoing, the trustees determine that more than 49% of the Trust Units are held by non-residents, the trustees may send a notice to non-resident holders of Trust Units, chosen in inverse order to the date of acquisition or registration or in such manner as the trustees may consider equitable and practicable, requiring them to sell their Trust Units or a portion thereof within a specified period of not less than 60 days. If the Unitholders receiving such notice have not sold the specified number of Trust Units or provided the trustees with satisfactory evidence that they are not non-residents within such period, the trustees may, on behalf of such Unitholders sell such Trust Units and, in the interim, must suspend the voting and distribution rights attached to such Trust Units. Upon such sale the affected holders will cease to be holders of Trust Units and their rights will be limited to receiving the net proceeds of sale, subject to the right to receive payment of any distribution declared by the trustees which is unpaid and owing to such Unitholders. The trustees will have no liability for the amount

received provided that they act in good faith. Class B LP Units, which are economically equivalent to Trust Units, are not permitted to be transferred to non-resident entities.

Approval Rights

The Declaration of Trust provides that the REIT may not, without the approval of ECL so long as ECL or its affiliates hold or control at least 20% of the Trust Units and the Special Voting Units collectively, issue any securities that, in the aggregate, would result in the dilution of ECL's voting interest to a level less than that required to be maintained pursuant to any agreements to which the REIT is a party.

Amendments to Declaration of Trust

The Declaration of Trust may be amended or altered from time to time. Certain amendments require approval by at least two-thirds of the votes cast at a meeting of Unitholders called for such purpose. Other amendments to the Declaration of Trust require approval by a majority of the votes cast at a meeting of Unitholders called for such purpose.

The following amendments, among others, require the approval of two-thirds of the votes cast by all Unitholders at a meeting:

- (a) an exchange, reclassification or cancellation of all or part of the Trust Units or Special Voting Units;
- (b) the addition, change or removal of the rights, privileges, restrictions or conditions attached to the Trust Units or Special Voting Units;
- (c) the constraint of the issue, transfer or ownership of the Trust Units or Special Voting Units or the change or removal of such constraint;
- (d) the sale or transfer of the assets of any of the REIT or its subsidiaries as an entirety or substantially as an entirety (other than as part of an internal reorganization of the assets of any of the REIT or its subsidiaries approved by the trustees);
- (e) the termination of any of the REIT or its subsidiaries;
- (f) the combination, amalgamation or arrangement of any of the REIT or its subsidiaries with any other entity; and
- (g) except as described herein, the amendment of the investment guidelines and operating policies of the REIT set out in the Declaration of Trust.

Upon the recommendation of the Independent Trustees (as defined in the Declaration of Trust) of the REIT, the trustees may, without the approval of the Unitholders, make certain amendments to the Declaration of Trust, including amendments:

- (a) aimed at ensuring continuing compliance with applicable laws, regulations, requirements or policies of any governmental authority having jurisdiction over: (i) the trustees or the REIT; (ii) the status of the REIT as a "mutual fund trust" or "registered investment" under the Tax Act; or (iii) the distribution of Trust Units;
- (b) which, in the opinion of the trustees, provide additional protection for the Unitholders;
- (c) to remove any conflicts or inconsistencies in the Declaration of Trust or to make minor corrections which are, in the opinion of the trustees, necessary or desirable and not prejudicial to the Unitholders;

- (d) which, in the opinion of the trustees, are necessary or desirable to remove conflicts or inconsistencies between the disclosure in this Prospectus and the Declaration of Trust;
- (e) of a minor or clerical nature or to correct typographical mistakes, ambiguities or manifest omissions or errors, which amendments, in the opinion of the trustees, are necessary or desirable and not prejudicial to the Unitholders;
- (f) which, in the opinion of the trustees, are necessary or desirable: (i) as a result of changes in taxation or other laws, or to ensure continuing compliance with IFRS for January 1, 2010 and thereafter; or (ii) to ensure the Trust Units qualify as equity for purposes of IFRS for January 1, 2010 and thereafter;
- (g) which, in the opinion of the trustees, are necessary or desirable to enable the REIT to implement a Trust Unit option or purchase plan or issue Trust Units for which the purchase price is payable in instalments;
- (h) to create one or more additional classes of units solely to provide voting rights to holders of shares, units or other securities that are exchangeable for Trust Units entitling the holder thereof to a number of votes not exceeding the number of Trust Units into which the exchangeable shares, units or other securities are exchangeable or convertible but that do not otherwise entitle the holder thereof to any rights with respect to the REIT's property or income other than a return of capital; and
- (i) for any purpose (except one in respect of which a Unitholder vote is specifically otherwise required) which, in the opinion of the trustees, is not prejudicial to Unitholders and is necessary or desirable.

Distributions

Pursuant to the Declaration of Trust, cash distributions are to be determined by the trustees in their discretion. The REIT intends to make distributions to Unitholders at least equal to the amount of net income, net realized capital gains and net recapture income of the REIT in any given calendar year as is necessary to ensure that the REIT will not be liable for ordinary income taxes on such income. Any increase or reductions in the percentage of income to be distributed to Unitholders will result in a corresponding increase or decrease in distributions on Class B LP Units.

Distributions are made to Unitholders of record as at the close of business on the last business day of the month preceding a distribution date. Distributions may be adjusted for amounts paid in prior periods if the actual distribution for the prior periods is greater than or less than the estimates for the prior periods. Under the Declaration of Trust and pursuant to the distribution policy of the REIT, where the REIT's cash is not sufficient to make payment of the full amount of a distribution, such payment will, to the extent necessary, be distributed in the form of additional Trust Units.

Crombie LP is the primary source of cash flow to fund distributions to Unitholders. The fourth amended and restated Crombie LP limited partnership agreement dated June 30, 2017 between the REIT, ECL and Crombie GP (the "**Crombie LP Agreement**") requires Crombie LP to make monthly cash distributions to the REIT and to holders of Class B LP Units equal to the distribution payout ratio set by the REIT from time to time. Crombie LP retains the discretion to make unequal distributions to account for expenses incurred or income earned by the REIT so that distributions to be made to Class B LP Units are economically equivalent, to the greatest extent possible, to the distributions that the holder of Class B LP Units would have received if they were holding Trust Units instead of Class B LP Units.

The REIT has paid monthly cash distributions of \$0.07417 per Trust Unit since May 2008. The REIT paid a special distribution of \$0.56 per Trust Unit payable in Trust Units (\$0.46 per Trust Unit) and cash (\$0.10 per Trust Unit) to all Unitholders of record as at December 31, 2019. Immediately following the special distribution, the outstanding Trust Units of the REIT were consolidated such that each Unitholder held, after the consolidation, the same number of Trust Units as such Unitholder held before the special distribution.

Month	2017 \$/Trust Unit	2018 \$/Trust Unit	2019 \$/Trust Unit	2020 \$/Trust Unit
January	\$0.07417	\$0.07417	\$0.07417	\$0.07417
February	\$0.07417	\$0.07417	\$0.07417	\$0.07417
March	\$0.07417	\$0.07417	\$0.07417	\$0.07417
April	\$0.07417	\$0.07417	\$0.07417	\$0.07417
May	\$0.07417	\$0.07417	\$0.07417	\$0.07417
June	\$0.07417	\$0.07417	\$0.07417	\$0.07417
July	\$0.07417	\$0.07417	\$0.07417	
August	\$0.07417	\$0.07417	\$0.07417	
September	\$0.07417	\$0.07417	\$0.07417	
October	\$0.07417	\$0.07417	\$0.07417	
November	\$0.07417	\$0.07417	\$0.07417	
December	\$0.07417	\$0.07417	\$0.17417	
TOTAL	\$0.89004	\$0.89004	\$0.99004	\$0.44502

DRIP

The REIT has implemented a Distribution Reinvestment Plan (“**DRIP**”) to enable Canadian resident Unitholders to automatically reinvest cash distributions paid on their Trust Units in additional Trust Units. Trust Units to be issued under the DRIP will be issued directly from treasury of the REIT at a price equal to 100% of the volume-weighted average trading price of the Trust Units on the TSX for the five trading days immediately preceding the relevant distribution payment date, which is typically on or about the 15th day of the month following the declaration. The DRIP also permits owners of the outstanding Class B LP Units to reinvest distributions in additional Class B LP Units on substantially the same terms. The REIT has reserved for issuance with the TSX four million additional Trust Units to accommodate the purchase of Trust Units under the DRIP, of which 500,430 additional Trust Units remain available for issuance under the DRIP.

DESCRIPTION OF DEBT SECURITIES

General

The Debt Securities will be issued under one or more indentures, in each case between the REIT and a trustee determined by the REIT in accordance with applicable laws. The statements made below relating to any trust indenture and the Debt Securities to be issued thereunder are summaries of certain anticipated provisions thereof, are not complete and are subject to, and are qualified in their entirety by reference to, all provisions of the applicable trust indenture. A copy of the trust indenture will be available on SEDAR at www.sedar.com.

The Prospectus Supplement relating to any Debt Securities being offered will include specific terms relating to the offering. These terms will include some or all of the following:

- the designation of the series of the Debt Securities, which will distinguish the series of the Debt Securities from all other series of Debt Securities;
- any limit upon the aggregate principal amount of the series of the Debt Securities that may be certified and delivered under a trust indenture or supplement to a trust indenture;
- the date or dates on which the principal and any premium of the series of the Debt Securities is payable;
- the rate or rates at which the series of the Debt Securities shall bear interest, if any, the date or dates from which such interest shall accrue, on which such interest shall be payable and on which a record, if any, shall be taken for the determination of holders to whom such interest shall be payable and/or the method or methods by which such rate or rates or date or dates shall be determined;
- the place or places where the principal of and any interest on the series of the Debt Securities shall be payable or where any series of the Debt Securities may be surrendered for registration

of transfer or exchange;

- the right, if any, of the REIT to redeem the series of the Debt Securities, in whole or in part, at its option and the period or periods within which, the price or prices at which and any terms and conditions upon which, the series of the Debt Securities may be so redeemed, pursuant to any sinking fund or otherwise;
- the obligation, if any, of the REIT to redeem, purchase or repay the series of the Debt Securities pursuant to any mandatory redemption, sinking fund or analogous provisions or at the option of a holder thereof and the price or prices at which, the period or periods within which, the date or dates on which, and any terms and conditions upon which, the series of the Debt Securities shall be redeemed, purchased or repaid, in whole or in part, pursuant to such obligations;
- if other than denominations of \$1,000 and any integral multiple thereof, the denominations in which the series of the Debt Securities shall be issuable;
- any trustees, depositories, authenticating or paying agents, transfer agents or registrars or any other agent with respect to the series of the Debt Securities;
- any events of default or covenants with respect to the series of the Debt Securities;
- whether and under what circumstances the series of the Debt Securities will be convertible into or exchangeable for securities of the REIT or any other person;
- the form and terms of the series of the Debt Securities, including, without limitation, if the series of the Debt Securities shall be in registered or unregistered form;
- if applicable, that the series of the Debt Securities shall be issuable in whole or in part as one or more global Debt Securities and, in such case, the depository or depositories for such global Debt Securities in whose name the global Debt Securities will be registered;
- if other than Canadian currency, the currency in which the series of the Debt Securities are issuable; and
- any other term of the series of the Debt Securities.

All Debt Securities of any one series shall be substantially identical, except as may otherwise be established pursuant to a resolution of the trustees, in an officers' certificate, or in the trust indenture or supplement to the trust indenture for the Debt Securities. All Debt Securities of any one series need not be issued at the same time and may be issued from time to time.

If any Debt Securities are sold for any foreign currency or currency unit or if payments on the Debt Securities are payable in any currency or currency unit other than the Canadian dollar, the Prospectus Supplement will describe the restrictions, elections, tax consequences, specific terms and other information relating to those Debt Securities and the non-Canadian dollar currency or currency unit.

The Debt Securities offered pursuant to this Prospectus and any Prospectus Supplement may be represented by instalment receipts, the particular terms and provisions of which will be described in the applicable Prospectus Supplement and set out in an instalment receipt and pledge agreement or similar agreement. Any such instalment receipt will evidence, among other things: (a) the fact that a first instalment payment has been made in respect of the Debt Securities represented thereby, and (b) the beneficial ownership of the Debt Securities represented by the instalment receipt, subject to a pledge of such Debt Securities securing the obligation to pay the balance outstanding under such Debt Securities on or prior to a certain date. A copy of any such instalment receipt and pledge agreement or similar agreement will be available on SEDAR at www.sedar.com.

Convertible Debentures

The REIT may issue Debt Securities that are convertible debentures (“**Debentures**”). Crombie currently has a trust indenture made as of March 20, 2008 (the “**Base Debenture Indenture**”), as supplemented by a first supplemental indenture dated September 30, 2009 (the “**First Supplemental Indenture**”), a second supplemental indenture dated February 8, 2010 (the “**Second Supplemental Indenture**”), a third supplemental indenture dated on July 3, 2012 (the “**Third Supplemental Indenture**”), and a fourth supplemental indenture dated August 14, 2013 (the “**Fourth Supplemental Indenture**”) between the REIT and BNY Trust Company of Canada (the “**Debenture Trustee**”), and providing for the issuance of the Debentures (collectively, the “**Debenture Indenture**”). A copy of the Debenture Indenture is available on SEDAR at www.sedar.com. Crombie may adopt a new indenture providing for the issuance of Debentures, or amend the Base Debenture Indenture, in connection with any future issuance of Debentures. Any such new indenture or amendment would be described in the applicable Prospectus Supplement and will be available on SEDAR at www.sedar.com.

The following is a summary of the material attributes and characteristics of the Debentures that may be issued under the existing Base Debenture Indenture. This summary does not purport to be complete and is subject to, and is qualified in its entirety by, reference to the terms of the Base Debenture Indenture.

General

The principal on Debentures is payable in lawful money of Canada or, at the option of the REIT and subject to applicable regulatory approval, by payment of freely-tradeable Trust Units to satisfy, in whole or in part, the REIT’s obligation to repay the principal amount of the Debentures.

All Debentures are direct unsecured obligations of the REIT. All Debentures as soon as issued or negotiated, subject to the terms of the Base Debenture Indenture and the terms of any supplemental indenture thereto, shall rank *pari passu* with each other, and shall be equally and proportionately entitled to the benefits of the Base Debenture Indenture, whatever may be the actual date or terms of the issue of same, respectively, as if all of the Debentures had been issued and negotiated simultaneously. The payment of the principal of, and interest on, all Debentures shall, as provided herein, be subordinated in right of payment to all Senior Indebtedness (including all payments thereunder).

The term “Senior Indebtedness” means the principal of, and the interest and premium (or any other amounts payable thereunder), if any, on:

- (a) all indebtedness, liabilities and obligations of the REIT (other than the Debentures and any other series of debentures that have been or that may be issued under the Debenture Indenture), whether outstanding on the date of the Debenture Indenture or thereafter created, incurred, assumed or guaranteed in connection with the acquisition by the REIT of any businesses, properties or other assets or for monies borrowed or raised by whatever means (including, by means of commercial paper, bankers’ acceptances, letters of credit, debt securities, bank debt and financial leases, and any liability evidenced by bonds, debentures, notes or similar instruments) or in connection with the acquisition of any businesses, properties or other assets or for monies borrowed or raised by whatever means (including, without limitation, by means of commercial paper, bankers’ acceptances, letters of credit, debt securities, bank debt and financial leases, and any liability evidenced by bonds, debentures, notes or similar instruments) by others including, without limitation, any subsidiary of the REIT for payment of which the REIT is responsible or liable, whether absolutely or contingently; and
- (b) renewals, extensions, restructurings, refinancings and refundings of any such indebtedness, liabilities or obligations;

unless in each case it is provided by the terms of the instrument creating or evidencing such indebtedness, liabilities or obligations that such indebtedness, liabilities or obligations are not superior in right of payment to debentures which by their terms are subordinated.

The Debentures are direct obligations of the REIT and are not secured by any mortgage, pledge, hypothec or other charge and are subordinated to all other liabilities of the REIT. The Debenture Indenture does not restrict the REIT or its subsidiaries from incurring additional indebtedness for borrowed money or from mortgaging, pledging or charging our real or personal property or properties to secure any indebtedness.

The Debentures are transferable, and may be presented for conversion, at the principal offices of the Debenture Trustee in Toronto, Ontario.

Put Right upon a Change of Control

Upon the occurrence of a change of control involving the acquisition, by any person or persons acting jointly or in concert, of voting control or direction over an aggregate of 66⅔% or more of the outstanding Trust Units (a “**Change of Control**”), each holder of the Debenture (the “**Debentureholder**”) may require the REIT to purchase, on the date which is 30 days following the giving of notice of a Change of Control as set out below (the “**Put Date**”), all or any part of such Debentureholder’s Debentures at a price equal to 101% of the principal amount thereof (the “**Put Price**”) plus accrued and unpaid interest up to but excluding the Put Date.

If 90% or more in aggregate principal amount of each series of the Debentures outstanding on the date the REIT provides notice of a Change of Control to the Debenture Trustee have been tendered for purchase on the Put Date, the REIT has the right to redeem all the remaining Debentures on such date at the Put Price. Notice of such redemption must be given to the Debenture Trustee by the REIT prior to the Put Date and, as soon as possible thereafter, by the Debenture Trustee to the Debentureholders whose Debentures have not been tendered for purchase.

Payment

Payment of Principal on Redemption or at Maturity

On redemption or at maturity of the Debentures, the REIT will repay the indebtedness represented by the Debentures by paying to the Debenture Trustee in lawful money of Canada an amount required to repay the principal amount of the outstanding Debentures, together with accrued and unpaid interest thereon. The REIT may, at its option, on not more than 60 days’ and not less than 30 days’ prior notice, subject to applicable regulatory approval and provided no Debenture Event of Default has occurred and is continuing, elect to satisfy its obligation to repay all or any portion of the principal amount of the Debentures that are to be redeemed or that are to mature, by issuing and delivering freely-tradeable Trust Units to the Debentureholders. The number of Trust Units to be issued in respect of each Debenture will be determined by dividing the principal amount of the Debentures that are to be redeemed or that are to mature, as the case may be, by 95% of the volume-weighted average trading price of the Trust Units on the TSX for the 20 consecutive trading days ending on the fifth trading day preceding the date fixed for redemption or the maturity date, as the case may be. No fractional Trust Units will be issued on redemption or at maturity but in lieu thereof, the REIT shall satisfy fractional interests by a cash payment equal to the market price, as determined above, of the fractional interest.

Interest Payment Election

Subject to receiving any required regulatory approvals, provided it is not in default under the Debenture Indenture, the REIT may elect, from time to time, to satisfy its obligation to pay interest on the Debentures (the “**Interest Obligation**”) on the date it is payable under the Debenture Indenture (an “**Interest Payment Date**”), by delivering a sufficient number of Trust Units to the Debenture Trustee required to satisfy all or any part of the Interest Obligation in accordance with the Debenture Indenture (the “**Interest Payment Election**”). The Debenture Indenture provides that, upon such election, the Debenture Trustee shall: (i) accept delivery from the REIT of the Trust Units; (ii) accept bids with respect to, and consummate sales of such Trust Units, each as the REIT shall direct in its absolute discretion; (iii) invest the proceeds of such sales in Canadian government obligations (as defined in the Debenture Indenture) that mature prior to the applicable Interest Payment Date, and use the proceeds received from such government securities, together with any proceeds from the sale of Trust Units not invested as aforesaid, to satisfy the Interest Obligation; and (iv) perform any other action necessarily incident thereto.

The Debenture Indenture sets forth the procedures to be followed by the REIT and the Debenture Trustee in order to effect the Interest Payment Election. If an Interest Payment Election is made, the sole right of a Debentureholder in respect of interest will be to receive cash from the Debenture Trustee out of the proceeds of the sale of Trust Units (plus any amount received by the Debenture Trustee from the REIT attributable to fractional Trust Units) in full satisfaction of the Interest Obligation, and the holder of such Debentures will have no further recourse to the REIT in respect of the Interest Obligation.

Neither the REIT's making of the Interest Payment Election nor the consummation of sales of Trust Units will (i) result in the Debentureholders not being entitled to receive on the applicable Interest Payment Date cash in an aggregate amount equal to the Interest Obligation payable on such date or (ii) entitle such Debentureholders to receive any Trust Units in satisfaction of the Interest Obligation.

Events of Default and Waiver

The Debenture Indenture provides that an event of default (“**Debenture Event of Default**”) in respect of the Debentures will result upon the occurrence of certain events described in the Debenture Indenture, including if any one or more of the following events has occurred and is continuing with respect to the Debentures: (i) failure for 15 days to pay the interest on the Debentures when due; (ii) failure to pay principal or premium, if any, on the Debentures when due whether at maturity, upon redemption, by declaration or otherwise; (iii) failure for 60 days after written notice to the REIT by the Debenture Trustee to comply with any of its agreements in the Debentures or the Debenture Indenture or any indenture supplemental thereto (other than those referred to in (i) and (ii) above); (iv) failure for 10 days to deliver Trust Units (or cash in lieu of fractional Trust Units) in accordance with the terms of the Debenture Indenture when such Trust Units (or cash in lieu of fractional Trust Units) are required to be delivered upon conversion of a Debenture; (v) default under any agreement evidencing indebtedness for money borrowed by the REIT where such indebtedness shall be accelerated so that it shall be or become due or payable prior to the date on which the same would otherwise become due and payable and the aggregate amount thereof so accelerated exceeds \$35 million and such acceleration is not rescinded or annulled within five business days after written notice to the REIT by the Debenture Trustee; (vi) certain events of bankruptcy or insolvency affecting the REIT under bankruptcy, insolvency or analogous laws; (vii) a decree or court order issuing sequestration or process of execution against all or a substantial portion of the property of the REIT, appointing a receiver of all or a substantially all of the property of the REIT, or ordering the winding-up or liquidation of the affairs of the REIT and any such decree or order continues unstayed and in effect for 60 days; (viii) if a resolution is passed for the winding-up or liquidation of the REIT; or (ix) if, after the date of the Debenture Indenture, any proceedings with respect to the REIT are taken with respect to a compromise or arrangement, with respect to creditors of the REIT generally, under applicable insolvency or bankruptcy legislation.

The Debenture Indenture provides that, if a Debenture Event of Default has occurred and is continuing, the Debenture Trustee may, in its discretion, and shall, upon the request of holders of not less than 25% of the aggregate principal amount of the debentures then outstanding under the Debenture Indenture, declare the principal, interest on all debentures then outstanding under the Debenture Indenture and all other monies outstanding to be due and payable.

In addition to the powers exercisable by Extraordinary Resolution (as defined herein), the holders of 66⅔% in aggregate principal amount of the debentures at the time outstanding under the Debenture Indenture may waive any existing default and its consequences, provided that if the Debenture Event of Default has occurred by reason of the non-observance or non-performance by the REIT of any covenant applicable only to one or more series of debentures, then the holders of at least 66⅔% of the principal amount of the outstanding debentures of that series shall be entitled to exercise this power.

The Debenture Trustee, so long as it has not become bound to declare the principal and interest on the debentures then outstanding under the Debenture Indenture to be due and payable, or to obtain or enforce payment of the same, shall have the power to waive any Debenture Event of Default if, in the Debenture Trustee's opinion, the default shall have been cured or adequate provision made therefor.

When a default is waived by the Debenture Trustee or holders of debentures under the Debenture Indenture, it is deemed cured and will cease to exist, but that waiver does not extend to any subsequent or other default or impair any consequent right.

Modification

With certain exceptions, the Debenture Indenture and the rights of the holders of debentures under the Debenture Indenture may be modified by the REIT with the consent of a majority of the holders of Debentures under the Debenture Indenture present and voting at a meeting at which not less than 25% of the principal amount of the Debentures then outstanding under the Debenture Indenture are present in person or by proxy, unless a poll is to be taken, in which case questions submitted shall be decided by the votes of the holders of a majority in principal amount of the debentures represented at the meeting and voting (an “**Ordinary Resolution**”).

The Debenture Indenture also provides that certain changes, including: (i) changes relating to the modification of the terms of the Debentures, or any reduction of the rate of interest or extension of the time of payment of any principal or interest due thereon; (ii) the modification, abrogation, alteration, compromise or arrangement of the rights of the Debentureholders or the Debenture Trustee against the REIT; or (iii) the waiver of any default under the Debenture Indenture, may be made if authorized by Extraordinary Resolution. The term “**Extraordinary Resolution**” is defined in the Debenture Indenture to mean, in effect, a resolution passed by the affirmative votes of the holders of not less than 66⅔% of the aggregate principal amount of the Debentures outstanding under the Debenture Indenture represented and voting at a duly constituted meeting of holders of debentures under the Debenture Indenture.

If the business to be transacted at any meeting by Extraordinary Resolution or otherwise, especially affects the rights of holders of Debentures under the Debenture Indenture of one or more series in a manner or to an extent differing in any material way from that in or to which the rights of holders of Debentures under the Debenture Indenture of any other series are affected, then the holders of that specially affected series shall be entitled to vote separately at a meeting at which not less than 25% of the principal amount of the Debentures of that series then outstanding are present in person or by proxy and such matter must be passed by a resolution adopted by the affirmative vote of the holders of not less than 66⅔% of the aggregate principal amount of the Debentures of that series represented and voting at such meeting.

All actions which may be taken by holders of Debentures under the Debenture Indenture by Ordinary Resolution and Extraordinary Resolution and all actions requiring the approval of at least 66⅔% of a series of Debentures may also be taken and exercised by an instrument or instruments in writing signed by the holders of not less than 66⅔% in aggregate principal amount of the Debentures or series of Debentures then outstanding under the Debenture Indenture, as the case may be.

The REIT and the Debenture Trustee may, without the consent or concurrence of the Debentureholders under the Debenture Indenture, by supplemental indenture or otherwise, make any changes or corrections in the Debenture Indenture which it shall have been advised by counsel are required for the purpose of curing or correcting any ambiguity or defective or inconsistent provisions or clerical omissions or mistakes or manifest errors contained therein or in any indenture supplemental thereto.

Limitation on Non-Resident Ownership

No Trust Units may be issued pursuant to the conversion of all or part of the Debentures, no Debentures will be issued, no payment of interest or principal (whether upon maturity, redemption, or otherwise) will be made by the issuance of Trust Units, and no Trust Units will be issued in connection with the retraction of all or part of the Debentures upon a Change of Control, if any such issuance of Trust Units or Debentures would result in persons who are non-residents of Canada or partnerships which are not Canadian partnerships, both for purposes of the Tax Act, holding or beneficially owning more than 49% of the Trust Units (on either a basic or fully-diluted basis).

In addition, the Debenture Trustee may, upon receipt of written direction of the REIT, require declarations as to the jurisdictions in which holders or beneficial owners of Debentures are resident. If the REIT becomes aware that 49% of the Trust Units (on either a basic or fully-diluted basis) then outstanding are held, or may be held, for the benefit of non-residents or partnerships which are not Canadian partnerships or that such a situation is imminent, the REIT may make a public announcement thereof and will notify the Debenture Trustee in writing and the Debenture Trustee shall not accept a subscription for Debentures from or issue or register a transfer of Debentures to a person unless the person provides a declaration that the person is not a non-resident of Canada or partnerships which are not Canadian partnerships. If, notwithstanding the foregoing, the REIT determines that more than 49% of the Trust Units (on either a basic or fully-diluted basis) are held for the benefit of non-residents or partnerships which are not

Canadian partnerships, the REIT may send a notice to non-resident Debentureholders, chosen in inverse order to the order of acquisition or registration or in such manner as the REIT may consider equitable and practicable, requiring them to sell their Debentures or a portion thereof within a specified period of not more than 60 days. If the Debentureholders receiving such notice have not sold the specified number of Debentures or provided the REIT with satisfactory evidence that they are not non-residents of Canada or partnerships which are not Canadian partnerships and do not hold their Debentures for the benefit of non-residents of Canada or partnerships which are not Canadian partnerships within such period, the REIT may sell such Debentures on behalf of such Debentureholders to a person or persons that are not non-residents of Canada or partnerships which are not Canadian partnerships and, in the interim, all rights attaching to such Debentures (including any right to receive payments of interest) will be immediately suspended and the rights of any such Debentureholders in respect of such Debentures will be limited to receiving the net proceeds of sale (net of any withholding tax).

Book-Entry, Delivery and Form

Debentures will be issued in the form of one or more global Debentures (the “**Global Debentures**”) held by, or on behalf of, CDS or its successor (the “**Depository**”) as custodian for its participants.

All Debentures will be represented in the form of one or more Global Debentures registered in the name of the Depository or its nominee. Purchasers of Debentures represented by Global Debentures will not receive Debentures in definitive form. Rather, the Debentures will be represented only in “book-entry only” form (unless the REIT, in its sole discretion, elects to prepare and deliver definitive Debentures in fully-registered form). Interests in the Global Debentures will be represented through book-entry accounts of institutions acting on behalf of holders of interests, as direct and indirect participants of the Depository (the “**participants**”).

Each purchaser of a Debenture represented by a Global Debenture will receive a customer confirmation of purchase from the underwriter, underwriters, agent, dealer or the REIT, as applicable, from whom the Debenture is purchased in accordance with the practices and procedures of the selling underwriter, underwriters, agent, dealer or the REIT, as applicable. The practices of the underwriter, underwriters, agent, dealer or the REIT, as applicable may vary but generally, customer confirmations are issued promptly after execution of a customer order. The Depository will be responsible for establishing and maintaining book-entry accounts for its participants having interest in Global Debentures.

If the Depository notifies the REIT that it is unwilling or unable to continue as depository in connection with the Global Debentures, or if at any time the Depository ceases to be a clearing agency or otherwise ceases to be eligible to be a depository and the REIT and the Debenture Trustee are unable to locate a qualified successor, or if the REIT elects, in its sole discretion, to terminate the use of the book-entry system, with the consent of the Debenture Trustee, beneficial owners of Debentures represented by Global Debentures at such time will receive Debentures in registered and definitive form (the “**Definitive Debentures**”).

Transfer and Exchange of Debentures

Transfers of interests in Debentures represented by Global Debentures will be effected through records maintained by the Depository for such Global Debentures or its nominees (with respect to interests of participants) and on the records of participants (with respect to interests of persons other than participants). Unless the REIT elects, in its sole discretion, to prepare and deliver Definitive Debentures, beneficial owners who are not participants in the Depository’s book-entry system, but who desire to purchase, sell or otherwise transfer ownership of or other interest in Global Debentures, may do so only through participants in the Depository’s book-entry system.

The ability of a holder of an interest in a Debenture represented by a Global Debenture to pledge the Debenture or otherwise take action with respect to such owner’s interest in a Debenture represented by a Global Debenture (other than through a participant) may be limited due to the lack of a physical certificate.

Registered holders of Definitive Debentures may transfer such Debentures upon payment of taxes or other charges incidental thereto, if any, by executing and delivering a form of transfer together with the Debentures to the registrar for the Debentures at its principal offices in Toronto, Ontario, or such other city or cities as may from time to time be designated by the REIT whereupon new Debentures will be issued in authorized denominations in the same aggregate principal amount as the Debentures so transferred, registered in the names of the transferees. No transfer

or exchange of a Debenture will be registered during the period from the date of any selection by the Debenture Trustee of any Debentures to be redeemed or during the 15 preceding days or thereafter until the close of business on the date upon which notice of redemption of such Debentures is given. In addition, no transfer or exchange of any Debentures which have been selected or called for redemption will be registered.

Reports to Debentureholders

The REIT will file with the Debenture Trustee, within 15 days after the filing thereof with the applicable Canadian securities regulatory authorities, copies of the REIT's annual report and the information, documents and other reports that the REIT is required to file with the applicable Canadian securities regulatory authorities and deliver to its Unitholders. Notwithstanding that the REIT may not be required to remain subject to the reporting requirements of the Canadian securities regulatory authorities, the REIT shall provide to the Debenture Trustee (i) within 90 days after the end of each fiscal year, annual financial statements, and (ii) within 45 days after the end of the first three fiscal quarters of each fiscal year, interim financial statements which shall, at a minimum, contain such information as is required to be provided in quarterly reports under the laws of Canada or any province thereof to security holders of an entity with securities listed on the TSX, whether or not the REIT has any of its securities so listed. Each of such reports will be prepared in accordance with applicable Canadian disclosure requirements and generally accepted accounting principles. The REIT will provide copies of such information, documents and reports to Debentureholders upon request.

Notes

The REIT may issue Debt Securities that are senior unsecured notes ("**Notes**") and will rank equally and ratably in right of payment with all other unsecured and unsubordinated Indebtedness (as defined herein) of the REIT. Crombie currently has a trust indenture made as of October 31, 2013 (the "**Base Note Indenture**"), as supplemented by a first supplemental indenture dated October 31, 2013, (the "**First Supplemental Note Indenture**"), a second supplemental indenture dated March 5, 2014 (the "**Second Supplemental Note Indenture**"), a third supplemental indenture dated February 10, 2015 (the "**Third Supplemental Note Indenture**"), a fourth supplemental indenture dated November 20, 2017 (the "**Fourth Supplemental Note Indenture**"), a fifth supplemental indenture dated October 31, 2018 (the "**Fifth Supplemental Note Indenture**"), a sixth supplemental indenture dated August 26, 2019 (the "**Sixth Supplemental Note Indenture**") and a seventh supplemental indenture dated December 20, 2019 (the "**Seventh Supplemental Note Indenture**") between the REIT and BNY Trust Company of Canada (the "**Note Trustee**"), and providing for the issuance of the Notes (collectively, the "**Note Indenture**"). A copy of the Note Indenture is available on SEDAR at www.sedar.com. Crombie may adopt a new indenture providing for the issuance of Notes or amend the Base Note Indenture, in connection with any future issuance of Notes. Any such new indenture or amendment would be described in the applicable Prospectus Supplement and will be available on SEDAR at www.sedar.com.

The following is a summary of the material attributes and characteristics of the Notes that may be issued under the existing Note Indenture. This summary does not purport to be complete and is subject to, and qualified in its entirety by, reference to all of the provisions of the corresponding agreements.

Definitions

The following terms relate to the Notes and are defined in the Base Note Indenture substantially as follows:

"**Business Day**" means any day, other than Saturday, Sunday, any statutory holiday in Toronto, Ontario or Halifax, Nova Scotia or any day on which the Note Trustee is closed for business in Toronto, Ontario or Halifax, Nova Scotia;

"**CDS**" means CDS Clearing and Depository Services Inc. or any successor provider of depository services;

"**Consolidated EBITDA**" of the REIT for any period means Consolidated Increase (Decrease) in Net Assets Attributable to Unitholders adjusted to exclude, to the extent included in the determination of Consolidated Increase (Decrease) in Net Assets Attributable to Unitholders, the sum of the following items, calculated without duplication: (a) Consolidated Interest Expense and distributions to holders of Units and Class B LP Units; (b) any gain or loss attributable to the sale or other disposition of some or all of the assets or liabilities of Crombie, including dilution

gains or losses; (c) fair value adjustments or impairment adjustments to investment properties as shown on the REIT's consolidated statement of comprehensive income; (d) acquisition related costs, net; (e) debt settlement and other costs, net; (f) depreciation and amortization; (g) fair value adjustments to financial instruments that are held for economic hedging purposes; (h) any extraordinary gains or losses; (i) nonrecurring items; (j) non-cash items impacting Consolidated Increase (Decrease) in Net Assets Attributable to Unitholders, including adjustments resulting from a change in accounting principles in determining the Consolidated Increase (Decrease) in Net Assets Attributable to Unitholders for such period; (k) Consolidated Income Tax Expense for such period; and (l) any Proportionate Consolidation Adjustments which correspond to items (a) through (k);

“Consolidated Income Tax Expense” of the REIT for any period means the income tax expense of the REIT for such period, determined on a consolidated basis in accordance with IFRS, adjusted to include Proportionate Consolidation Adjustments, if any;

“Consolidated Increase (Decrease) in Net Assets Attributable to Unitholders” of the REIT for any period means the Increase (Decrease) in Net Assets Attributable to Unitholders of the REIT for such period determined on a consolidated basis in accordance with IFRS as shown on the REIT's most recently published annual or interim consolidated income statement, adjusted to include Proportionate Consolidation Adjustments, if any;

“Consolidated Interest Expense” of the REIT for any period means the aggregate amount of interest expense of the REIT, in respect of Consolidated Indebtedness, Finance Lease Obligations, the original issue discount of any Consolidated Indebtedness issued at a price less than the face amount thereof paid, accrued or scheduled to be paid or accrued by the REIT during such period and, to the extent interest has been capitalized on projects that are under development or held for future development during the period, the amount of interest so capitalized (including any Proportionate Consolidation Adjustments), all as determined on a consolidated basis in accordance with IFRS (provided that, notwithstanding its presentation under IFRS, all Consolidated Interest Expense of the REIT in respect of convertible debenture Indebtedness will be included at the face rate of interest if paid or payable in cash (without duplication), and excluded if paid or payable (at the sole option of the REIT or its Subsidiary, as applicable) in Units (provided that such payment or option to pay in Units has been publicly disclosed by the REIT), and will include the amortization of financing costs, in determining Consolidated Interest Expense) and adjusted, in all cases, for any Proportionate Consolidation Adjustments. For greater certainty, distributions to holders of Units and Class B LP Units (currently reported by the REIT as “Finance Costs – other -- distributions to Unitholders”) and amortization of effective Financial Instrument Obligations shall be excluded from the definition of Consolidated Interest Expense;

“Coupon Debt Securities” means Notes which are issued and certified under the Base Note Indenture with interest coupons attached;

“Coupons” means the interest coupons attached or appertaining to Coupon Debt Securities;

“DBRS” means DBRS Limited or any successor to the rating agency business thereof;

“Debtholders” or **“holders”** mean the Persons for the time being entered in the Register as registered holders of Notes payable to a named payee or any transferees of such Persons by endorsement or delivery and the Persons for the time being in possession of those Notes which are in bearer form.

“Extraordinary Resolution” means, for any series of Debt Securities, (i) a resolution proposed to be passed as an “Extraordinary Resolution” at a meeting of Holders (including an adjourned meeting) duly convened for the purpose and held in accordance with the Indenture at which the Holders of more than 50% in principal amount of the Notes then outstanding are present in person or by proxy and passed by the affirmative votes of the Holders of not less than 66⅔% of the outstanding aggregate principal amount of Debt Securities of such series represented at such meeting and voting on a poll upon such resolution or (ii) an instrument in writing signed by Holders representing 66⅔% of the outstanding aggregate principal amount of Debt Securities of such series;

“Finance Lease Obligation” of any Person means the obligation of such Person, as lessee, to pay rent or other payment amounts under a lease of real or personal property which is required to be classified and accounted for as a finance lease or a liability on a consolidated balance sheet of such Person in accordance with IFRS;

“Financial Instrument Obligations” means, with respect to any Person, obligations arising under any agreement relating to derivatives, including:

- (a) interest rate swap agreements, forward rate agreements, floor, cap or collar agreements, futures or options, insurance or other similar agreements or arrangements, or any combination thereof, entered into or guaranteed by the Person where the subject matter thereof is interest rates or the price, value or amount payable thereunder is dependent or based upon interest rates or fluctuations in interest rates in effect from time to time (but excluding conventional floating rate indebtedness);
- (b) currency swap agreements, cross-currency agreements, forward agreements, floor, cap or collar agreements, futures or options, insurance or other similar agreements or arrangements, or any combination thereof, entered into or guaranteed by the Person where the subject matter thereof is currency exchange rates or the price, value or amount payable thereunder is dependent or based upon currency exchange rates or fluctuations in currency exchange rates in effect from time to time;
- (c) any agreement for the making or taking of any commodity, swap agreement, floor, cap or collar agreement or commodity future or option or other similar agreement or arrangement, or any combination thereof, entered into or guaranteed by the Person where the subject matter thereof is any commodity or the price, value or amount payable thereunder is dependent or based upon the price or fluctuations in the price of any commodity;
- (d) total return swaps and other agreements, arrangements and/or facilities entered into or guaranteed by the Person with respect to stock based compensation plans for directors and employees of the Person and subsidiaries of the Person designed to protect the Person against fluctuations in the price of its shares, interests, rights, participations or other equivalents (however designated) in the capital of (or other ownership or profit interests or units in) such Person and all of the warrants, options or other rights for the purchase, acquisition or exchange from such Person of any of the foregoing (including through convertible securities); or
- (e) any other derivative transaction, including any option to enter into any of the foregoing, or any combination of the foregoing.

For the purposes of the Base Note Indenture, the amount of any Financial Instrument Obligation is the net amount due to or accruing due by the Person under the agreement governing such obligation, determined by marking such obligation to market at the time of determination in accordance with IFRS;

“Fully Registered Debt Securities” means Notes without Coupons that are registered as to principal and interest;

“Global Note” means Notes represented in the form of fully registered global Notes held by, or on behalf of, CDS;

“Guarantor” means any other Subsidiary that executes a Note Guarantee in accordance with the provisions of any Series Supplement, and each of their respective successors, in each case until the Note Guarantee of such Person has been released in accordance with the applicable provisions of any Series Supplement;

“Holder” means, when used with respect to any Notes at any particular time, the Person in whose name the Notes is registered at such time in the securities register maintained by the Note Trustee;

“IFRS” means, as at any date of determination, International Financial Reporting Standards applicable in Canada, as the same are in effect and as applied from time to time by the REIT in the preparation of its consolidated financial statements;

“Indebtedness” of any Person means, without duplication: (a) any obligation of such Person for borrowed money (including, for greater certainty, the full principal amount of convertible debt, notwithstanding its presentation under IFRS); (b) any obligation of such Person Incurred in connection with the acquisition of property, assets or businesses; (c) any obligation of such Person issued or assumed as the deferred purchase price of property; (d) any Financial Instrument Obligations; (e) any Finance Lease Obligation of such Person; and (f) any obligations of the type referred to in clauses (a) through (e) of another Person, the payment of which such Person has guaranteed or for

which such Person is responsible or liable; provided that, for the purpose of items (a) through (f) (except in respect of convertible debt, as described above), an obligation will constitute Indebtedness only to the extent that it would appear as a liability on the consolidated balance sheet of the REIT in accordance with IFRS. Obligations referred to in items (a) through (d) exclude the following items, calculated without duplication: (aa) Subsidiary Redeemable Units; (bb) Deferred Unit Plan; (cc) Financial Instrument Obligations arising or Incurred in the ordinary course of business that are held to hedge against risks in the fluctuations or volatility of interest rates, currencies, commodity or equity prices or other measurable risks relevant to the business of the REIT and its Subsidiaries and not for speculative purposes; (dd) trade accounts payable; (ee) distributions payable to Unitholders (including, for greater certainty, distributions payable on Subsidiary Redeemable Units that are included in accrued interest payable); (ff) accrued liabilities arising in the ordinary course of business which are not overdue or which are being contested in good faith; (gg) deferred revenues; (hh) intangible liabilities; (ii) deferred income taxes; and (jj) indebtedness with respect to the unpaid balance of installment receipts, where such indebtedness has a term not in excess of 12 months, all of which will be deemed not to be Indebtedness for the purpose of this definition. Furthermore, obligations referred to in items (a) through (e) shall be adjusted, as and to the extent applicable, for (aaa) any further adjustments which correspond to those made in accordance with the definition of Consolidated EBITDA (other than those adjustments relating to fair value adjustments to investment properties); and (bbb) Proportionate Consolidation Adjustments, if any;

“Joint Venture Arrangements” means any real estate asset or operation in which the REIT participates, directly or indirectly, where Crombie does not own, directly or indirectly, 100% of the equity interests in such asset or operation and that is not consolidated or proportionately consolidated under IFRS in the financial statements of Crombie or in Crombie’s most recently published management’s discussion and analysis, but excluding any such individual real estate asset or operation where Crombie’s investment in such asset or operation is less than 1% of consolidated assets as shown on Crombie’s most recently published annual or interim consolidated balance sheet. The real estate assets or operations excluded by item (b) shall not exceed, in the aggregate, 3% of consolidated assets as shown on Crombie’s most recently published annual or interim consolidated balance sheet;

“Material Subsidiary” at any date means Crombie LP and any Subsidiary which constitutes more than 10% of Adjusted Net Assets Attributable to Unitholders calculated as at such date;

“Non-Recourse Indebtedness” means any Indebtedness of a Subsidiary of Crombie which is a single purpose company or any Subsidiary of Crombie whose principal assets and business are constituted by a particular property and pursuant to the terms of such Indebtedness payment is to be made from the revenues arising out of such property with recourse for such payment being available only to the revenues or the assets of such single purpose company or such property;

“Person” includes an individual, corporation, partnership, joint venture, trust, unincorporated organization or government or any agency or political subdivision thereof;

“Proportionate Consolidation Adjustments” means adjustments, if necessary, to assets, liabilities, equity, revenues, expenses and other financial statement elements for Joint Venture Arrangements to apply the proportionate consolidation method of accounting irrespective of, and in place of, the accounting method applied under IFRS;

“Register” means any register providing for the registration of Debt Securities which the Note Trustee is required to maintain pursuant to the Note Indenture.

“Registered Debt Securities” means Fully Registered Debt Securities and Coupon Debt Securities registered as to principal only;

“Series Supplement” means, with respect to a series of Notes, a supplement to this Base Indenture establishing the terms and conditions applicable to such series, as such supplement may be amended, modified, supplemented, consolidated or restated from time to time;

“Subsidiary” means any of the following: (a) any corporation of which securities, having by the terms thereof ordinary voting power to elect a majority of the board of directors of such corporation (irrespective of whether at the time securities of any other class or classes of such corporation might have voting power by reason of the happening

of any contingency, unless the contingency has occurred and then only for as long as it continues), are at the time directly, indirectly or beneficially owned or controlled by the REIT or one or more of its Subsidiaries, or the REIT and one or more of its Subsidiaries; (b) any partnership of which the REIT, or one or more of its Subsidiaries, or the REIT and one or more of its Subsidiaries: (i) directly, indirectly or beneficially own or control more than 50% of the income, capital, beneficial or ownership interest (however designated) thereof; or (ii) is a general partner, in the case of a limited partnership, or is a partner that has the authority to bind the partnership in all other cases; and (c) any other Person of which at least a majority of the income, capital, beneficial or ownership interest (however designated) is at the time directly, indirectly or beneficially owned or controlled by the REIT, or one or more of its Subsidiaries or the REIT and one or more of its Subsidiaries;

“**Subsidiary Redeemable Units**” means the Class B LP Units of Crombie LP that are referred to as subsidiary redeemable units, as presented as a liability in accordance with IFRS on the consolidated balance sheet of the REIT;

“**Units**” means the REIT trust units and the Special Voting Units; and

“**Unregistered Debt Securities**” means Coupon Debt Securities which are not Registered Debt Securities.

Certain Covenants in the Base Note Indenture

The Base Note Indenture contains covenants substantially to the following effect.

Maintenance of Properties

The REIT will maintain and keep or cause to be maintained and kept in good condition, repair and working order all of the properties owned by it or any of its Subsidiaries used in its business or in the business of any of its Subsidiaries and will make or cause to be made all necessary repairs and renewals and improvements to and replacements of these properties, in each case as in its judgment may be necessary to carry on its business properly and prudently. Notwithstanding the foregoing, subject to various provisions in the Base Note Indenture as supplemented by a Series Supplement, the REIT and its Subsidiaries will not be prohibited from selling or transferring any of their properties.

Insurance

The REIT will maintain and will cause its Subsidiaries to maintain such property and liability insurance as would be maintained by a prudent owner.

Financial Information

For so long as the REIT is a reporting issuer in any jurisdiction in Canada, the REIT shall provide to the Note Trustee, within 20 days after the REIT is required to file the same with the applicable securities regulatory authority (accounting for any extensions of the time required for such filing granted by such securities regulatory authority), copies of its annual audited consolidated financial statements for each fiscal year and copies of its unaudited condensed consolidated interim financial statements for each of the first three fiscal quarters of each fiscal year, in each case prepared in accordance with IFRS and accompanied by the management’s discussion and analysis of results of operations and financial condition in respect of those financial statements.

If at any time the REIT is no longer a reporting issuer in any jurisdiction in Canada, the REIT will furnish to the Note Trustee (i) within 120 days after the end of each fiscal year of the REIT, copies of its annual audited consolidated financial statements for such fiscal year; and (ii) within 60 days after the end of each of the first three fiscal quarters of the REIT, copies of its unaudited condensed consolidated interim financial statements for such fiscal quarter, in each case prepared in accordance with IFRS in respect of those financial statements.

Events of Default

The Indenture will provide that each of the following events will constitute an event of default (the “**Note Event of Default**”) in respect of each series of Notes:

- (a) default in payment of principal when due;
- (b) default in payment of any interest when due where such default continues for a period of three Business Days after the relevant interest payment date;
- (c) a breach of or default in the performance of any other covenant of the REIT under the Notes or the Base Note Indenture as supplemented by a Series Supplement where such default or breach continues for a period of 30 days after (i) the Note Trustee has given notice in writing to the REIT or (ii) holders of at least 25% of the aggregate principal amount of the outstanding Notes of such series has given notice in writing to the REIT and the Note Trustee, in each case specifying such breach or default and requiring the REIT to remedy such breach or default;
- (d) certain events of bankruptcy, insolvency, winding up or dissolution related to the REIT or a Material Subsidiary as set out in the Base Note Indenture as supplemented by a Series Supplement;
- (e) the rendering of a final judgment or judgments (not subject to appeal) against the REIT or any Material Subsidiary in an aggregate amount in excess of \$25 million by a court of competent jurisdiction, which remains undischarged and unstayed for a period of 60 days after the date on which the right to appeal has expired;
- (f) default by the REIT or any Subsidiary under the terms of any Indebtedness (other than any Non-Recourse Indebtedness) or any Financial Instrument Obligation where that default results in the acceleration of the stated maturity of that Indebtedness (after expiration of any applicable grace period) unless such acceleration is waived or rescinded; provided that the aggregate amount of all such Indebtedness and Financial Instrument Obligations which is accelerated exceeds \$25 million; and
- (g) any guarantee of a Material Subsidiary required under the Base Note Indenture is held in any judicial proceeding to be unenforceable or invalid or ceases to be in full force and effect (except as contemplated by the terms thereof) and such default continues for 10 days or a Guarantor, or any Person acting on behalf of a Guarantor, denies or disaffirms Crombie LP's obligations under its guarantee or the Base Note Indenture as supplemented by a Series Supplement.

Subject to the provisions of the Base Note Indenture relating to the duties of the Note Trustee, in case an event of default applicable to a particular series of Notes occurs and is continuing, the Note Trustee will be under no obligation to exercise any of its rights or powers under the Base Note Indenture at the request or direction of any of the Holders of Notes of such series, unless such Holders have offered to indemnify the Note Trustee to its reasonable satisfaction.

If a Note Event of Default (other than a Note Event of Default described in paragraph (e) above) occurs and is continuing with respect to a particular series of Notes, the Note Trustee may, in its discretion, or will, upon receiving instruction from the Holders of at least 25% in aggregate principal amount of the outstanding Notes of such series, accelerate the maturity of all Notes of such series. If a Note Event of Default specified in paragraph (e) above occurs, the outstanding Notes will become immediately due and payable without any declaration or other act on the part of the Note Trustee or any Holder.

At any time before a judgment or decree for payment of the money due thereon has been obtained by the Note Trustee as provided in the applicable Indenture, the Holders of a majority in principal amount of the outstanding Notes of such series, by written notice to the REIT and the Note Trustee, may rescind and annul such declaration of acceleration and its consequences if:

- (a) the REIT has paid or deposited, or caused to be paid or deposited, with the Note Trustee a sum sufficient to pay,

- (i) all unpaid principal of any outstanding Notes of such series which has become due and payable otherwise than by such declaration of acceleration, and interest on such unpaid principal at the rate borne by the Notes of such series,
 - (ii) to the extent that payment of such interest is lawful, interest on overdue interest on the Notes of such Series at the rate borne by the Notes of such series, and
 - (iii) all sums paid or advanced by the Note Trustee under the Base Note Indenture for Debt Notes of such series and the reasonable compensation, expenses, disbursements and advances of the Note Trustee and its counsel; and
- (b) all Note Events of Default, other than the non-payment of amounts of principal of, premium or interest on the Notes of such series which have become due solely by such declaration of acceleration, have been cured or waived.

Defeasance

The Base Note Indenture will contain provisions requiring the Note Trustee to release the REIT from its obligations under the Base Note Indenture as supplemented by a Series Supplement relating to a particular series of Notes provided that, among other things, the REIT satisfies the Note Trustee that it has deposited funds or made due provision for the payment of the expenses of the Note Trustee and for payment of all principal and interest and other amounts due or to become due in respect of such series of Notes.

Modification and Waiver

The rights of Holders (including Noteholders) may be modified if authorized by Extraordinary Resolution. If the proposed modification affects the rights of the Holders of a separate series of Notes rather than all of the Notes, the approval of a like proportion of the Holders of such separate series of Notes outstanding will be required.

Notwithstanding the above, the Base Note Indenture provides that the approval of Holders of 75% of the outstanding principal amount of Notes of a particular series will be required (a) to change the stated maturity of the principal of, or any instalment of interest on, any Notes of such series or the time at which any Notes of such series may or must be redeemed, (b) to reduce the principal amount of, or interest or premium (if any) on, any Notes of such series, or reduce the redemption price thereof, or impair the right to institute suit for the enforcement of any such payment after the stated maturity thereof (or, in the case of redemption, on or after the applicable redemption date), (c) to change the place or currency of payment of the principal of, premium (if any) on redemption price of or interest on, any Notes of such series, (d) to reduce the percentage of principal amount of outstanding Notes of such series, the consent of whose Holders is necessary to amend or waive compliance with certain provisions of the Base Note Indenture or the supplemental indenture applicable to such series or to waive certain Note Events of Defaults, (e) to modify the guarantee of any Subsidiary in respect of any Notes in any manner adverse to the Holders of those Notes or release any such Subsidiary from any of its obligations under any such guarantee or the Base Note Indenture as supplemented by a Series Supplement, except in accordance with the terms of the Base Note Indenture as supplemented by a Series Supplement, (f) to modify any provision affecting the ranking of the Notes or any guarantee thereof in any manner adverse to the holders of those Notes, or (g) to modify any of the provisions relating to the modification or amendment of the Base Note Indenture or the particular terms and conditions of such series which provisions require the consent of Holders of outstanding Notes of such series or relating to the waiver of past Note Events of Defaults, except to increase the percentage of outstanding Notes of such series the consent of whose Holders is required for such actions or to provide that certain other provisions of the Base Note Indenture or the supplemental indenture applicable to such series cannot be modified or waived without the consent of the Holder of 75% of the outstanding principal amount of Notes of that series.

Subject to certain rights of the Note Trustee as provided in the Base Note Indenture, the Holders of a majority of the outstanding principal amount of the Notes of a particular series, on behalf of all Holders of Notes of such series, may waive compliance by the REIT with certain covenants and other provisions of the Base Note Indenture that apply to such series of Notes and the supplemental indenture applicable to such series, including any existing Default or Note Event of Default and its consequences under the Base Note Indenture and such supplemental indenture other than a Default or Note Event of Default (i) in the payment of interest (or premium, if any) on, or the

principal of, the Notes of that series or (ii) in respect of a covenant or other provision that cannot be modified or amended without the consent of the Holders of 75% of the outstanding principal amount of Notes of that series.

Depository Services

Except as otherwise provided below, the Notes will be issued in book-entry only form and deposited with CDS and must be purchased or transferred through participant in the depository services of CDS (the “**Participant**”), which include securities dealers, banks and trust companies. On the date of closing of this offering, the REIT will cause a Global Note to be delivered to, and registered in the name of, CDS or its nominee. Except as described below, no purchaser of a Note will be entitled to a certificate or other instrument from the REIT or CDS evidencing that purchaser’s ownership thereof, and no Noteholder will be shown on the records maintained by CDS except through a book-entry account of a Participant acting on behalf of such Noteholder. Each Noteholder will receive a customer confirmation of purchase from the registered dealer from which the Note is purchased in accordance with the practices and procedures of that registered dealer. Practices of registered dealers may vary, but generally customer confirmations are issued promptly after execution of a customer order. CDS will be responsible for establishing and maintaining book-entry accounts for its Participants having interests in the Notes.

Notes will be issued in fully registered form to Noteholders or their nominees other than CDS or its nominee only if: (i) the REIT determines that CDS is no longer willing or able to discharge properly its responsibilities as depository and the REIT is unable to find a qualified successor, (ii) the REIT at its option elects, or is required by law, to terminate the book-entry system through CDS, (iii) a Note Event of Default under the Base Note Indenture shall have occurred and be continuing, or (iv) the book-entry only system ceases to exist.

Neither the REIT nor the underwriters, agents or dealers, as applicable, will assume any liability for: (a) any aspect of the records relating to the beneficial ownership of the Notes held by CDS or the payments relating thereto; (b) maintaining, supervising or reviewing any records relating to the Notes; or (c) any advice or representation made by or with respect to CDS and contained in the offering memorandum and relating to the rules governing CDS or any action to be taken by CDS or at the direction of its Participants. The rules governing CDS provide that it acts as the agent and depository for the Participants. As a result, Participants must look solely to CDS and beneficial owners must look solely to Participants for the payment of the principal and interest on the Notes paid by or on behalf of the REIT to CDS.

As indirect holders of Notes, investors should be aware that they (subject to certain exceptions): (a) may not have Notes registered in their name; (b) may not have physical certificates representing their interest in the Notes; (c) may not be able to sell the Notes to institutions required by law to hold physical certificates for securities they own; and (d) may be unable to pledge Notes as security.

Transfers

Transfers of ownership in the Notes will be effected only through records maintained by CDS or its nominee for such Notes with respect to interests of Participants and on the records of Participants with respect to interests of Persons other than Participants. Noteholders who are not Participants, but who desire to purchase, sell or otherwise transfer ownership of or other interest in the Notes, may do so only through Participants.

The ability of a Noteholder to pledge a Note or otherwise take action with respect to such Noteholder’s interest in the Note (other than through a Participant) may be limited due to the lack of a physical certificate.

Payment of Interest and Principal

Except in the case of payment on maturity or redemption, in which case, at the option of the REIT, payment may be made on surrender of the Global Note(s), payments of interest and principal on each Global Note will be made to CDS as the sole registered Noteholder. Principal payments on a Global Note will be made by deposit to the applicable account one Business Day before the Maturity Date or the redemption date and the funds will be paid to CDS against receipt of the Global Note. As long as CDS is the registered Noteholder, CDS will be considered the sole owner of the Global Note for the purpose of receiving payment on the Notes and for all other purposes under the Indenture and the Notes.

The REIT expects that CDS, upon receipt of any payment of principal or interest in respect of a Global Note, will credit Participants' accounts, on the date principal or interest is payable, with payments in amounts proportionate to their respective beneficial interests in the principal amount of such Global Note as shown on the records of CDS. The REIT also expects that payments of principal and interest by Participants to the owners of beneficial interests in such Global Note held through such Participants will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name", and will be the responsibility of such Participants. The responsibility and liability of the REIT and the Note Trustee in respect of Notes represented by a Global Note is limited to making payment of any principal and interest due on such Global Note to CDS.

If the date for payment of any amount of principal or interest on any Note is not a Business Day at the place of payment, then payment will be made on the next Business Day and the Noteholder will not be entitled to any further interest or other payment in respect of the delay.

While the Notes are represented by a Global Note, the date specified for determining holders entitled to receive interest on the Notes (the "**Regular Record Date**") will be the close of business three Business Days preceding the relevant interest payment date. If the Notes cease to be represented by a Global Note, the REIT may select a Regular Record Date which will be a date that is at least 10 Business Days preceding the relevant interest payment date.

DESCRIPTION OF WARRANTS

This section describes the general terms that will apply to any Warrants that may be offered by the REIT pursuant to this Prospectus.

Warrants may be offered separately or together with other Securities. The REIT will not offer Warrants for sale separately to any member of the public in Canada unless the offering is in connection with and forms part of the consideration for an acquisition or merger transaction. See "Purchasers' Contractual Rights".

The particular terms of each issue of Warrants will be described in the related Prospectus Supplement. Such description will include, where applicable:

- (a) the number of Warrants being offered and, if offered as a unit with another Security, the number of Warrants or a fraction of a Warrant being offered with such other Security;
- (b) the Securities which are underlying the Warrants;
- (c) the exercise price of the Warrants;
- (d) the expiry date of the Warrants;
- (e) the procedure for exercising Warrants into underlying Trust Units;
- (f) the indenture trustee of the Warrants under the warrant indenture pursuant to which the Warrants are to be issued, if applicable;
- (g) certain material Canadian tax consequences of owning the Warrants (if any); and
- (h) any other material terms and conditions of the Warrants.

DESCRIPTION OF SUBSCRIPTION RECEIPTS

This section describes the general terms that will apply to any Subscription Receipts that may be offered by the REIT pursuant to this Prospectus.

Subscription Receipts may be offered separately or together with other Securities. The following sets forth certain general terms and provisions of the Subscription Receipts offered under this Prospectus. The specific terms of the

Subscription Receipts, and the extent to which the general terms described in this section apply to those Subscription Receipts, will be set forth in the applicable Prospectus Supplement. The Subscription Receipts will be issued under a subscription receipt agreement. The applicable Prospectus Supplement will include details of the subscription receipt agreement governing the Subscription Receipts being offered, including, where applicable:

- (a) the number of Subscription Receipts being offered;
- (b) the price at which the Subscription Receipts will be offered;
- (c) the Securities into which Subscription Receipts are exchangeable;
- (d) the procedures for the exchange of the Subscription Receipts into Securities;
- (e) the number of Securities that may be exchanged upon exercise of each Subscription Receipt;
- (f) the designation and terms of any other Securities with which the Subscription Receipts will be offered, if any, and the number of Subscription Receipts that will be offered with each Security;
- (g) the material Canadian tax consequences of owning the Subscription Receipts (if any); and
- (h) any other material terms and conditions of the Subscription Receipts.

An original purchaser of Subscription Receipts will have a contractual right of rescission against the REIT, following the issuance of the underlying Trust Units or other Securities to such purchaser, upon the surrender or deemed surrender of the Subscription Receipts, to receive the amount paid for the Subscription Receipts in the event that this Prospectus (including any documents incorporated by reference) and any amendment thereto contains a misrepresentation or is not delivered to such purchaser, provided such remedy for rescission is exercised within 180 days.

DESCRIPTION OF UNITS

This section describes the general terms that will apply to any Units that may be offered by the REIT pursuant to this Prospectus.

Units are a security comprised of more than one of the other Securities described in this Prospectus offered together as a “Unit”. A Unit is typically issued so the holder thereof is also the holder of each Security included in the Unit. Thus, the holder of a Unit will have the rights and obligations of a holder of each Security comprising the Unit. The agreement, if any, under which a Unit is issued may provide that the Securities comprising the Unit may not be held or transferred separately at any time or at any time before a specified date.

The particular terms and provisions of Units offered by any Prospectus Supplement, and the extent to which the general terms and provisions described below may apply to them, will be described in the Prospectus Supplement filed in respect of such Units. This description will include, where applicable: (i) the designation and terms of the Units and of the Securities comprising the Units, including whether and under what circumstances those Securities may be held or transferred separately; (ii) any provisions for the issuance, payment, settlement, transfer or exchange of the Units or of the Securities comprising the Units; (iii) whether the Units will be issued in registered or global form; and (iv) any other material terms and conditions of the Units.

CREDIT RATINGS

As of December 31, 2019, the Series B Notes, Series D Notes, Series E Notes, Series F Notes and Series G Notes maintained a credit rating of “BBB (low)” with a “Stable” trend from DBRS Limited (“DBRS”). The requests for such credit ratings were initiated by the REIT.

DBRS provides credit ratings of debt securities for commercial entities and the following description has been sourced from information made publicly available by DBRS. DBRS ratings are opinions that reflect the creditworthiness of an issuer, a security, or an obligation. They are opinions based on forward-looking

measurements that assess an issuer's ability and willingness to make timely payments on outstanding obligations (whether principal, interest, dividend, or distributions) with respect to the terms of an obligation. Ratings are opinions based on the quantitative and qualitative analysis of information sourced and received by DBRS, which information is not audited or verified by DBRS. DBRS cautions that no two issuers possess exactly the same characteristics, nor are they likely to have the same future opportunities. Consequently, two issuers with the same rating should not be considered to be of exactly the same credit quality. The DBRS long-term rating scale provides an opinion on the risk of default, that is, the risk that an issuer will fail to satisfy its financial obligations in accordance with the terms under which an obligation has been issued.

The BBB (low), with a Stable trend, rating assigned to the REIT and the Notes by DBRS is the fourth highest rating of DBRS' ten rating categories, which range from AAA to D. With the exception of the AAA and D categories, DBRS uses high or low designations to indicate the relative standing of the securities being rated within a particular rating category, and the absence of either a high or low designation indicates the rating is in the middle of the category. Under the DBRS rating system, debt securities rated BBB are of adequate credit quality and the capacity for payment of financial obligations is considered acceptable, but the entity may be vulnerable to future events.

DBRS uses "rating trends" for its ratings in, among other areas, the real estate investment trust sector. DBRS' rating trends provide guidance in respect of DBRS' opinion regarding the outlook for the rating in question, with rating trends falling into one of three categories: "Positive", "Stable" or "Negative". The rating trend indicates the direction in which DBRS considers the rating is headed should present tendencies continue or, in some cases, unless challenges are addressed. In general, DBRS' view is based primarily on an evaluation of the issuer, but may also include consideration of the outlook for the industry or industries in which the issuer operates. A "Positive" or "Negative" trend assigned by DBRS is not an indication that a rating change is imminent, but represents an indication that there is a greater likelihood that the rating could change in the future than would be the case if a "Stable" trend was assigned.

The credit rating assigned to the REIT and the Notes by DBRS is not a recommendation to buy, hold or sell securities of the REIT. A rating is not a comment on the market price of a security nor is it an assessment of ownership given various investment objectives. There is no assurance that any rating will remain in effect for any given period of time and ratings may be upgraded, downgraded, placed under review, confirmed and discontinued. Non-credit risks that can meaningfully impact the value of the securities issued include market risk, trading liquidity risk and covenant risk. DBRS uses rating symbols as a simple and concise method of expressing its opinion to the market, although DBRS ratings usually consist of broader contextual information regarding the security provided by DBRS in rating reports, which generally set out the full rationale for the chosen rating symbol, and in other releases.

The REIT paid to DBRS the customary fee in connection with the ratings assigned to the REIT and the Series B Notes, Series D Notes, Series E Notes, Series F Notes and the Series G Notes and will continue to make payments to DBRS from time to time in connection with the confirmation of such ratings for purposes of this Prospectus and any Prospectus Supplements hereto, or in connection with credit ratings to be assigned to Debt Securities of the REIT, if any, which may be offered for sale from time to time in the future under this Prospectus and any Prospectus Supplements hereto, as the case may be.

RETAINED INTEREST

Pursuant to the amended and restated class B exchange agreement dated June 30, 2017 (the "**Exchange Agreement**") between the REIT, Crombie LP, Crombie General Partner Limited, a company incorporated under the laws of Nova Scotia ("**Crombie GP**"), and ECL, ECL was granted certain rights in respect of the REIT, which include a pre-emptive right, for so long as ECL and its affiliates continue to hold at least 10% of the Trust Units (including Trust Units issuable upon the exchange of the Class B LP Units of Crombie LP), to purchase Trust Units in the REIT to maintain its pro rata ownership interest in the REIT. ECL holds its interest in the REIT directly.

As of the date hereof, ECL holds 41.5% of the economic and voting interest in the REIT through its ownership of 64,689,409 Class B LP Units and Special Voting Units and 909,090 Trust Units. Each Class B LP Unit entitles the holder to cash distributions from Crombie LP equal to the distributions paid to holders of Trust Units by the REIT. Each Class B LP Unit is accompanied by one Special Voting Unit of the REIT which provides the Class B LP Unit holder with the same voting rights in the REIT as one Trust Unit provides to a Unitholder. Each Class B LP Unit is exchangeable into one Trust Unit (subject to customary anti-dilution adjustments).

PLAN OF DISTRIBUTION

The REIT may sell Securities: (a) through underwriters, dealers or agents purchasing as principal or acting as agent; (b) directly to one or more purchasers, including sales upon the exercise of conversion or exchange rights attaching to convertible or exchangeable securities held by the purchaser; or (c) through a combination of any of these methods of sale. Securities may be sold from time to time in one or more transactions at a fixed price or prices which may be changed, at market prices prevailing at the time of sale, at prices related to such prevailing market price or at prices to be negotiated with purchasers, either for cash or for other consideration. The sale of Securities may be effected from time to time on one or more transactions at non-fixed prices pursuant to transactions that are deemed to be an “at-the-market distribution” (as defined under applicable Canadian securities legislation), including sales made directly on the TSX or other existing trading markets for the Securities, and as set forth in the Prospectus Supplement for such purpose

The Prospectus Supplement relating to each offering of Securities will identify each underwriter, dealer or agent, as the case may be, and will also set forth the terms of that offering, including the purchase price of such Securities, the proceeds to the REIT and any underwriters’, dealers’ or agents’ fees, commissions or other items constituting underwriters’ or agents’ compensation. Only underwriters, dealers or agents so named in the applicable Prospectus Supplement are deemed to be underwriters, dealers or agents, as the case may be, in connection with the Securities offered thereby.

In connection with the sale of Securities, underwriters, dealers or agents may receive compensation from the REIT in the form of commissions, concessions or discounts. Any such commissions may be paid out of the general funds of the REIT or the proceeds of the sale of the Securities.

Under agreements which may be entered into by the REIT, underwriters, dealers and agents who participate in the distribution of Securities may be entitled to indemnification by the REIT against certain liabilities, including liabilities under securities legislation, or to contribution with respect to payments which such underwriters or agents may be required to make in respect thereof.

In connection with any offering of Securities, other than an “at-the-market distribution” (as defined under applicable Canadian securities legislation), the underwriters, dealers or agents who participate in the distribution of Securities may over allot or effect transactions that stabilize or maintain the market price of the Securities at levels other than those which otherwise might prevail on the open market. Such transactions may be commenced, interrupted or discontinued at any time.

Sales of Securities under an “at-the-market distribution” (as defined under applicable Canadian securities legislation), if any, will be made pursuant to an accompanying Prospectus Supplement. Sales of Securities under any “at-the-market” program will be made in transactions that are deemed to be “at-the-market distributions” (as defined under applicable Canadian securities legislation). The volume and timing of any “at-the-market distribution” (as defined under applicable Canadian securities legislation) will be determined at the REIT’s sole discretion. No underwriter of an “at-the-market distribution” (as defined under applicable Canadian securities legislation), and no person or company acting jointly or in concert with an underwriter, may, in connection with the distribution, enter into any transaction that is intended to stabilize or maintain the market price of the securities or securities of the same class as the securities distributed under the Prospectus Supplement, including selling an aggregate number or principal amount of securities that would result in the underwriter creating an over-allocation position in the securities.

Unless stated to the contrary in any Prospectus Supplement, the Securities have not been and will not be registered under the 1933 Act or any U.S. state securities laws, and may not be offered, sold or delivered, directly or indirectly, to, or for the account or benefit of, persons in the United States or U.S. persons, except in transactions exempt from the registration requirements of the 1933 Act and applicable U.S. state securities laws. In addition, until 40 days after the commencement of an offering of Securities, an offer or sale of the Securities within the United States or to U.S. persons by any dealer, whether or not participating in the offering, may violate the registration requirements of the 1933 Act if such offer or sale is made otherwise than in accordance with an exemption from the registration requirements of the 1933 Act.

Terms used and not defined in the preceding two paragraphs shall have the meanings ascribed thereto by Regulation S under the 1933 Act.

CERTAIN CANADIAN FEDERAL INCOME TAX CONSIDERATIONS

The applicable Prospectus Supplement may describe certain Canadian federal income tax considerations generally applicable to investors described therein of purchasing, holding and disposing of applicable Securities including, in the case of an investor who is not a resident of Canada, Canadian non-resident withholding tax considerations.

PRIOR SALES

On July 19, 2019, Crombie issued 7,334 Trust Units to Brian Johnson, a former trustee of the REIT, to settle his 10,428 accumulated deferred units, net of applicable tax withholding.

On August 26, 2019, on a private placement basis, Crombie issued \$200 million aggregate principal amount of 3.677% Series F Notes due August 26, 2026 (Senior Unsecured) at a price of \$1,000 per \$1,000 principal amount of Series F Notes.

On August 27, 2019 Crombie redeemed the outstanding \$125 million aggregate principal amount of 2.775% Series C Notes due February 10, 2020 (Senior Unsecured) at a price of \$1,003.88 for each \$1,000 principal amount of Series C Notes.

On December 20, 2019, on a private placement basis, Crombie issued \$150 million aggregate principal amount of 3.917% Series G Notes due June 21, 2027 (Senior Unsecured) at a price of \$1,000 per \$1,000 principal amount of Series G Notes.

On February 11, 2020, Crombie closed on an offering, on a bought deal basis, of 3,657,000 Trust Units at a price of \$16.00 per Trust Unit to a syndicate of underwriters co-led by CIBC Capital Markets and BMO Capital Markets. In addition, ECL purchased, on a private placement basis, 2,593,750 Class B LP Units, together with the attached Special Voting Units, at a price of \$16.00 per Class B LP Unit. After the closing of the public offering and the private placement, ECL continues to hold a 41.5% economic and voting interest in Crombie.

On May 4, 2020, Crombie issued 30,270 Trust Units to Kent Sobey, a former trustee of the REIT, to settle his 42,992 accumulated deferred units, net of applicable tax withholding.

On May 4, 2020, Crombie issued 19,420 Trust Units to Frank Sobey, a former trustee of the REIT, to settle his 27,585 accumulated deferred units, net of applicable tax withholding.

On June 30, 2020, Crombie issued 8,400 Trust Units to Elizabeth Stroback, a former trustee of the REIT, to settle 12,000 of her accumulated deferred units, net of applicable tax withholding.

No further Trust Units, or any securities convertible into or exchangeable for Trust Units, have been issued by the REIT within the last 12 months, other than the following Trust Units issued pursuant to the REIT's DRIP:

<u>Distribution Record Date</u>	<u>Number of Trust Units</u>	<u>Type of Transaction</u>
May 31, 2019	6,175	DRIP
June 30, 2019	5,970	DRIP
July 31, 2019	6,091	DRIP
August 31, 2019	6,111	DRIP
September 30, 2019	5,921	DRIP
October 31, 2019	8,768	DRIP
November 30, 2019	8,603	DRIP
December 31, 2019	8,724	DRIP
December 31, 2019	11,763	DRIP (Special)
January 31, 2020	6,189	DRIP
February 29, 2020	11,035	DRIP
March 31, 2020	15,587	DRIP
April 30, 2020	8,735	DRIP
May 31, 2020	8,388	DRIP

TRADING PRICE AND VOLUME

Trust Units

The Trust Units are listed and posted for trading on the TSX under the symbol “CRR.UN”. The following table sets forth information relating to the trading of the Trust Units on the TSX for the months indicated, as reported by the TSX.

<u>Month</u>	<u>High</u>	<u>Low</u>	<u>Volume</u>
June 2019	\$16.010	\$14.620	4,778,470
July 2019	\$15.790	\$15.100	3,215,820
August 2019	\$15.880	\$15.300	2,691,230
September 2019	\$16.165	\$15.530	3,544,080
October 2019	\$16.330	\$15.580	3,412,930
November 2019	\$16.050	\$15.520	2,302,080
December 2019	\$16.270	\$15.550	3,334,000
January 2020	\$16.710	\$15.380	3,918,150
February 2020	\$16.240	\$14.230	6,336,480
March 2020	\$15.725	\$9.260	16,675,270
April 2020	\$13.750	\$11.220	8,350,970
May 2020	\$13.19	\$11.44	5,967,110
June 2020	\$14.15	\$12.58	4,317,870
July 2020 (1 st to 22 nd).....	\$13.36	\$12.66	2,463,260

RISK FACTORS

An investment in the REIT is subject to a number of risks, including risks relating to real property ownership, current economic conditions, debt financing risk, interest rate fluctuations, exchange rate risk, tenant risk, illiquidity risk, competition, future property acquisitions, general uninsured losses, environmental matters, land and air rights leases, public market risk, market price of the Securities, rules with respect to specified investment flow-through trusts and the taxation of securityholders, changes in legislation and investment eligibility, other tax related risk factors, availability of cash flow, fluctuations in cash distributions, the nature of the Securities, legal rights attaching to the Securities, restrictions on redemptions, failure to obtain additional financing, dilution, Unitholder liability, potential conflicts of interest, reliance on key personnel, changes in legislation, Trustees and management of the REIT. An investment in Securities is subject to a number of risks, including those set forth in our most recent annual information form and in our most recent annual Management’s Discussion and Analysis and Interim Management’s Discussion and Analysis. Prospective investors of Securities should carefully consider these risks, in addition to information contained in the Prospectus Supplement relating to an offering and the information incorporated by reference therein, before purchasing any Securities.

No Market for the Securities

There is currently no trading market for any Debt Securities, Subscription Receipts, Warrants or Units that may be offered. No assurance can be given that an active or liquid trading market for these securities will develop or be sustained. If an active or liquid market for these securities fails to develop or be sustained, the prices at which these securities trade may be adversely affected. Whether or not these securities will trade at lower prices depends on many factors, including liquidity of these securities, prevailing interest rates and the markets for similar securities, the market price of the Securities, general economic conditions and the REIT's financial condition, historic financial performance and future prospects.

LEGAL MATTERS

Unless otherwise specified in the Prospectus Supplement relating to an offer of Securities, certain legal matters relating to the issue and sale of the Securities will be passed upon on our behalf by Stewart McKelvey.

AUDITOR, TRANSFER AGENT AND REGISTRAR

The auditor of the REIT is PricewaterhouseCoopers LLP, Cogswell Tower, 2000 Barrington Street, Suite 1101, Halifax, Nova Scotia, B3J 3K1, Canada.

The transfer agent and registrar for the Trust Units is AST Trust Company, at its principal offices in Halifax, Nova Scotia and Toronto, Ontario.

INTEREST OF EXPERTS

As at the date hereof, the partners and associates of Stewart McKelvey beneficially own, directly or indirectly, less than 1% of the securities of the REIT and its associates and affiliates. PricewaterhouseCoopers LLP has advised the REIT that it is independent within the meaning of the Chartered Professional Accountants of Nova Scotia CPA Code of Professional Conduct.

PURCHASERS' STATUTORY RIGHTS

Unless provided otherwise in a Prospectus Supplement, the following is a description of a purchaser's statutory rights. Securities legislation in certain of the provinces of Canada provides purchasers of securities with the right to withdraw from an agreement to purchase securities. In several of the provinces, the securities legislation further provides a purchaser with remedies for rescission or, in some jurisdictions, revisions of the price or damages if the prospectus, any applicable prospectus supplement and any amendment relating to securities purchased by a purchaser is not sent or delivered to the purchaser, provided that the remedies for rescission, revision of the price or damages are exercised by the purchaser within the time limit prescribed by the securities legislation of the purchaser's province. However, purchasers of securities distributed under an "at-the-market distribution" (as defined under applicable Canadian securities legislation) do not have the right to withdraw from an agreement to purchase the securities and do not have remedies of rescission or, in some jurisdictions, revisions of the price, or damages for non-delivery of the prospectus, any applicable prospectus supplement, and any amendment relating to securities purchased by such purchaser because the prospectus, any applicable prospectus supplement, and any amendment relating to the securities purchased by such purchaser will not be sent or delivered, as permitted under Part 9 of NI 44-102.

Securities legislation in some provinces and territories of Canada further provides purchasers with remedies for rescission or, in some jurisdictions, revisions of the price or damages if the prospectus, any applicable prospectus supplement, and any amendment relating to securities purchased by a purchaser contains a misrepresentation. Those remedies must be exercised by the purchaser within the time limit prescribed by securities legislation. Any remedies under securities legislation that a purchaser of securities distributed under an "at-the-market distribution" (as defined under applicable Canadian securities legislation) may have against the REIT or its agents for rescission or, in some jurisdictions, revisions of the price, or damages if the prospectus, any applicable prospectus supplement, and any amendment relating to securities purchased by a purchaser contain a misrepresentation will remain unaffected by the non-delivery of the prospectus, applicable prospectus supplement or amendment referred to above. A purchaser should refer to applicable securities legislation for the particulars of these rights and should consult a legal adviser.

Original purchasers of Securities which are convertible, exchangeable or exercisable for other securities of the REIT will have a contractual right of rescission against the REIT in respect of the conversion, exchange or exercise of such Securities. The contractual right of rescission will entitle such original purchasers to receive, upon surrender of the underlying securities, the amount paid for the applicable convertible, exchangeable or exercisable Securities in the event that this Prospectus, the relevant Prospectus Supplement or an amendment thereto contains a misrepresentation, provided that: (i) the conversion, exchange or exercise takes place within 180 days of the date of the purchase of such Securities under this Prospectus and the applicable Prospectus Supplement; and (ii) the right of rescission is exercised within 180 days of the date of the purchase of such Securities under this Prospectus and the applicable Prospectus Supplement. This contractual right of rescission will be consistent with the statutory right of rescission described under Section 130 of the *Securities Act* (Ontario), and is in addition to any other right or remedy available to original purchasers under Section 130 of the *Securities Act* (Ontario) or otherwise at law.

Original purchasers are further advised that in certain provinces the statutory right of action for damages in connection with a prospectus misrepresentation is limited to the amount paid for the convertible, exchangeable or exercisable securities that were purchased under a prospectus and, therefore, a further payment at the time of conversion, exchange or exercise may not be recoverable in a statutory action for damages.

The purchaser should refer to any applicable provisions of the securities legislation of the province in which the purchaser resides for the particulars of the foregoing rights, or consult with a legal adviser.

CERTIFICATE OF THE REIT

Dated: July 23, 2020

This prospectus, together with the documents incorporated in this prospectus by reference, will, as of the date of the last supplement to this prospectus relating to the securities offered by this prospectus and the supplement(s), constitute full, true and plain disclosure of all material facts relating to the securities offered by this prospectus and the supplement(s) as required by the securities legislation of each of the provinces of Canada.

(Signed) "Donald E. Clow"
DONALD E. CLOW
Chief Executive Officer

(Signed) "Clinton Keay"
CLINTON KEAY
Chief Financial Officer

On behalf of the Board of Trustees

(Signed) "Paul Beesley"
PAUL BEESLEY
Trustee

(Signed) "Jason P. Shannon"
JASON P. SHANNON
Trustee



Crombie
REIT